

County:	Citrus	Property Sub-Type:	Single Family Waterfront
Subdivision:	Out of County	Year Built:	1981
# Bedrooms:	2	Acres:	0.26
Total Baths:	2	Garage/Carport:	None
Baths - Full:	2	Garage Capacity:	0
Baths - 1/2:	0	55+ Community:	No
Stories/Levels:	1 Story	Pool Type:	None
# Residences:	1		
Parcel #:	19E-17S-24-0030-000A0-0250		
Pool:	No		



Legal Desc: WITHLACOOCHEE HOMES 2ND ADD PB 4 PG 72 LOT 25 BLK A

Section:	24	Township:	17	Range:	19E
Deed Restrictions:	No	Zoning:	Other	Other SqFt:	200
Total Living SqFt (Main Residence):	1,176	New Construction:	No	Auction Y/N:	No
Total SqFt (Under Roof):	1,376				

HOA: No  
Homestead: No

Total Tax: 1,307  
AG Exempt: No

Utility Company: Duke Energy  
List Price/SqFt: 114.71

Extras:Fireplace; Smoke Alarm(s); Title Insurance; Window Treatment

Room Name	Room Level	Dimensions	Room Remarks	Room Name	Room Level	Dimensions	Room Remarks
Air Conditioning:	Central Electric			Land Type:	Cleared; Wooded		
Appliances:	Dishwasher; Dryer; Range; Refrigerator; Washer			Photos:	To Follow		
Barn:	None			Pool:	None		
Condo/Home Owners Am:	None			Roof:	Shingle		
Construction:	Other - See Remarks			Special Features:	Covered Patio; Eat In Kitchen; Screened Porch		
Equipment Owned:	Water Heater			Show:	Call List Agent; Other - See Remarks		
Farm Amenities:	None			Sewer:	Septic		
Floor:	Tile; W/W Carpet			Track:	None		
Farm Type:	None			Track Length:	None		
Heating:	Central Electric			Terms-New Financing:	Cash; Conventional		
Improvements:	Landscaped; Utility Shed			Utilities:	Above Ground Electric		
Location:	County Zoning; Paved Street			Waterfront:	Dock; River; Seawall		
				Water:	Well		

# of Barns/Outbuildings:0

# Stalls:0

# Paddocks/Pastures: 0

Directions: HEAD SOUTH ON 41 TAKE A LEFT ON C-39 WHICH IS ALSO WITHLACOOCHEE TRAIL THEN 6.4 MILES TAKE A LEFT ONTO E. SEMINOLE LN 0.3 MILES HOME IS ON YOUR RIGHT

Remarks: HAVE YOU ALWAYS DREAMED OF HAVING A HOME ON THE RIVER BUT ALWAYS THOUGHT YOU COULD NEVER AFFORD WELL YOUR SEARCH IS OVER THIS HOME IS WELL MAINTAINED AND IS MOVE IN READY STAY WARM BY THE BEAUTIFUL WOOD BURNING FIREPLACE. INSIDE UTILITY, BEAUTIFUL NEW COVERED SCREENED IN PATIO TO HAVE YOUR MORNING COFFEE AND MEALS AND WATCH THE SERENE NATURE THAT ABOUNDS YOU. YOUR BOAT AWAITS YOU AT YOUR OWN DOCK TO GO FISHING AT YOUR DESIRE. ALSO HAS A SHED FOR STORAGE ALL THIS FOR \$134900.ALSO NO NEED FOR FLOOD INSURANCE, HOME IS BUILT ON A CEMENT STEMWALL, FRAME WITH BATTEN BOARD. ALL FURNISHINGS NEGOTIABLE. MAKE SURE YOU WATCH THE INCREDIBLE DRONE VIRTUAL TOUR.

Listing Price: \$134,900  
Short Sale: No  
Auction Y/N: No  
Foreclosed/REO: No

List Price/SqFt: \$114.71  
Current Price: \$134,900

Agent Days On Market: 7

Presented By: