



Report

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Property Map

RPR

510023 Active

Listing Member: Traci Spangler 352-362-2423 SELLSTATE NGR- DUNN 352-387-2383 centralfiresales@bellsouth.net Co-listing Member: Joe Renda 352-470-0563 SELLSTATE NGR- DUNN 352-387-

L: \$387,50

Firm: 271571149 Agent: 27151113

County: Marion
Subdivision: Juliette Falls
Bedrooms: 3
Total Baths: 3
Baths - Full: 3
Baths - 1/2: 0
Stories/Levels: 1 Story
Residences: 1
Parcel #: 34546-254-00
Pool: Yes

Property Sub-Type: Golf Course Community
Model Name: Coquinall
Year Built: 2010
Acres: 0.28
Garage/Carport: Car - Attached
Garage Capacity: 2
55+ Community: No
Pool Type: In-Ground



Legal Desc: SEC 05 TWP 16 RGE 19 PLAT BOOK 011 PAGE 016 JULIETTE FALLS FIRST REPLAT LOT 254

Section: 5 Township: 16 Range: 19E
Deed Restrictions: Yes Zoning: R-1 Single Family Dwelling Lot Size Dimensions: 78x155
Total Living SqFt (Main Residence): 2,659 New Construction: No Other SqFt: 2,561
Total SqFt (Under Roof): 3,824 Auction Y/N: No

Elementary School: Dunnellon Elementary School HOA Fee (Month): 400 Total Tax: 5,038 Utility Company: Duke Energy
Middle School: Dunnellon Middle School HOA: Yes AG Exempt: No List Price/SqFt: 145.73
High School: Dunnellon High School Homestead: Yes

Extras: Aerial Photo; Garage Door Opener; Hot Tub; Laundry Tubs; Security Lights/Flood; Walk In Closet; Window Treatment

Room Name	Room Level	Dimensions	Room Remarks	Room Name	Room Level	Dimensions	Room Remarks
Air Conditioning:	Central Electric			Land Type:	Cleared		
Appliances:	Dishwasher; Dryer; Garbage Disposal; Microwave; Range; Refrigerator; Washer			Photos:	Attached		
Barn:	None			Pool:	Concrete/Gunite; Screened End		
Condo/Home Owners Am:	Cable; Common Area Maint; Lawn Care			Roof:	Tile		
Construction:	Concrete Block w/Stucco; Stone			Special Features:	Eat In Kitchen; Gutters/Downspout; Inside Laundry; Pantry; Split BR Plan; Summer Kitchen		
Equipment Owned:	Water Heater			Show:	Appointment; Call List Agent; Other - See Remarks		
Farm Amenities:	None			Sewer:	Community		
Floor:	Brick/Stone; Tile; W/W Carpet			Track:	None		
Fence:	None			Track Length:	None		
Farm Type:	None			Terms-New Financing:	Cash; Conventional; FHA; No Owner Financing; VA		
Heating:	Central Electric			Utilities:	Underground Electric		
Improvements:	Irrigation System; Landscaped			Water:	Community		
Location:	Paved Street; Private Street						

of Barns/Outbuildings: 0 # Stalls: 0 # of Wells: 0

Paddocks/Pastures: 0
of Septics: 0

Directions: NORTH ON HWY 41 R/ON WEST 40 THEN RIGHT INTO JULIETTE FALLS (SW 181 COURT) STAY RIGHT AND THEN LEFT ONTO SW 179TH SIGN ON RIGHT

Remarks: BEAUTIFUL CUSTOM BUILT RUTTENBURG HOME IN THE EXCLUSIVE JULIETTE FALLS TOP OF THE LINE APPLIANCES WITH A DREAM KITCHEN WITH WARM WOOD CABINETS AND GRANITE COUNTERTOPS. OPEN FLOOR PLAN THIS HOME WAS MADE FOR ENTERTAINING. LARGE TILE FLOORS THRUOUT MAIN LIVING AREAS, CUSTOM CLOSETS AND EXTRAS FOR STORAGE. LARGE FAMILY ROOM OPENS TO HEATED JACUZZI AND CUSTOM POOL WITH SPRING KITCHEN AND BAR/WITH BAR STOOLS TO SIT AND HAVE THE NICE COLD GLASS OF SWEET TEA OR THE 5 O'CLOCK SOMEWHERE DRINK. JULIETTE FALLS HAS THEIR OWN GAS TANK WHICH IS PIPED TO ALL HOMES. CUSTOM TILED ROOF AND BRICK PAVER DRIVEWAY AND AROUND POOL \$400 MONTHLY FEE COVERS INTERNET, CABLE, LAWN MAINTENANCE, GARBAGE PICKUP AND SECURITY, PLAY GOLF ON THE MOST BEAUTIFUL AND WELL MAINTAINED JOHN SANFORD DESIGNED GOLF COURSE (AFFORDABLE)

Realtor Only Remarks: COMMISSION TO BE PAID WITH A SUCCESSFUL CLOSING. CALL JOE RENDA 470-0563 OR TRACI SPANGLER 362-2423 FOR LOCKBOX CODE. HOME IS VERY EASY TO SHOW, OWNERS WOULD LIKE TO TAKE THEIR POODLE FOR A WALK OR A DRIVE THEY WILL ALWAYS LEAVE, SO YOU CAN TAKE YOUR TIME WITH YOUR CUSTOMERS IN THIS BEAUTIFUL HOME.

Expiration Date: 05/19/2017 Seller Name: Descalzi William L Buyer Agent: 3%
Listing Date: 11/19/2016 List Price/SqFt: \$145.73 NR Non-Rep: 3%
Original List Price: \$387,500 Current Price: \$387,500 Dual Commission: No
Listing Price: \$387,500 How to Show: Call List Agent Sign: Yes
Status Change Date: 11/19/2016 Exclusive Agency: Exclusive Agency Occupied: Yes
Short Sale: No Caravan Type: Dunnellon Occupant Name: owner
Auction Y/N: No Transaction Broker: 3% Occupant Phone: 000
Foreclosed/REO: No Escrow Agent Email: jennifer@mlstitlellc.com Caravan Date: 11/23/2016
Escrow Agent Name: MLS TITLE Agent Days On Market: 3
Escrow Agent Phone: 509-3044 Escrow Agent Address: 1630 SE 18TH STREET SUITE 102 OCALA 34471