

County: Marion
 Subdivision: Landings Condo
 # Bedrooms: 1
 Total Baths: 1
 Baths - Full: 1
 Baths - 1/2: 0
 Stories/Levels: 3 Story
 # Residences: 1
 Parcel #: 3380-0454116
 Pool: Yes

Property Sub-Type: Condominium
 Year Built: 1985
 Acres: 0.01
 Garage/Carport: None
 Garage Capacity: 0
 55+ Community: No
 Pool Type: Community



Legal Desc: SEC 35 TWP 16 RGE 18 THE LANDINGS OF THE WITHLACOOCHEE A CONDOMINIUM PHASE I UNIT A-16 CONDOMINIUM DECLARATION OR 1274-2

Section: 35	Township: 16	Range: 18E
Deed Restrictions: Yes	Zoning: R-3 Multiple Family Dwelling	Lot Size Dimensions: 0
Total Living SqFt (Main Residence): 480	New Construction: No	Auction Y/N: No
Total SqFt (Under Roof): 480		

Elementary School: Dunnellon Elementary School	HOA Fee (Month): 195	Total Tax: 1,116	Utility Company: Duke Energy
Middle School: Dunnellon Middle School	HOA: Yes		List Price/SqFt: 176.88
High School: Dunnellon High School	Homestead: No		

Extras: Community Pool; Hot Tub; 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		
Appliances:	Dishwasher; Garbage Disposal; Microwave; Range; Refrigerator			Photos:	To Follow		
Barn:	None			Pool:	Community Pool; Concrete/Gunite		
Condo/Home Owners Am:	Common Area Maint; Insurance; Lawn Care			Roof:	Shingle		
Construction:	Frame			Show:	Appointment; Call List Agent		
Floor:	Tile; W/W Carpet			Sewer:	City		
Fence:	Chain Link			Terms-New Financing:	Cash; Conventional		
Heating:	Central Electric			Utilities:	TV Cable Available		
Improvements:	None			Waterfront:	Dock; River; Seawall		
Location:	in City Limits; Paved Street; Waterfront			Water:	City		

of Barns/Outbuildings: 0 # Stalls: 0

Paddocks/Pastures: 0

Directions: HEAD SOUTH ON HWY 41 THEN RIGHT ON RIVER DRIVE AND CONDOS WILL BE ON YOUR LEFT

Remarks: COME AND ENJOY THE GOOD LIFE AT THE LANDINGS RIGHT ON THE WITHLACOOCHEE RIVER, SWIM IN THE POOL AND HAVE YOUR BOAT PARKED RIGHT OUT BACK AT THE DOCK. WHERE CAN YOU HAVE A PLACE RIGHT ON THE RIVER FOR THIS PRICE!!!

Realtor Only Remarks: COMMISSION TO PAID ONLY UPON A SUCCESSFUL CLOSING

Expiration Date: 04/27/2018	Seller Name: Johnston Tonda	Buyer Agent: 3%
Listing Date: 10/27/2017	Seller Phone: 000	NR Non-Rep: 0%
Original List Price: \$84,900	List Price/SqFt: \$176.88	Dual Commission: No
Listing Price: \$84,900	Current Price: \$84,900	Sign: No
Status Change Date: 10/30/2017	How to Show: Call List Agent	Occupied: No
Short Sale: No	Exclusive Agency: Exclusive Agency	Caravan Date: 11/01/2017
Auction Y/N: No	Listing Service: Full Service	Agent Days On Market: 13
Foreclosed/REO: No	Caravan Type: Dunnellon	Escrow Agent Address: 12013 Mary Street Dunnellon FL 34432
Escrow Agent Name: First International	Transaction Broker: 3%	
Escrow Agent Phone: 352-513-4856	Escrow Agent Email: sharon.fitzgerald@firstintitle.com	