

County:	Marion	Property Sub-Type:	Golf Course Community
Subdivision:	Juliette Falls	Year Built:	2016
# Bedrooms:	3	Acres:	0.31
Total Baths:	2	Garage/Carport:	Gar - Attached
Baths - Full:	2	Garage Capacity:	2
Baths - 1/2:	0	55+ Community:	No
Stories/Levels:	1 Story	Pool Type:	None
# Residences:	1		
Parcel #:	34546-249-00		
Pool:	No		



Legal Desc: SEC 05 TWP 16 RGE 19 PLAT BOOK 011 PAGE 111 JULIETTE FALLS SECOND REPLAT LOT 249

Section:	5	Township:	16	Range:	19E
Total Living SqFt (Main Residence):	1,877	Zoning:	R-1 Single Family Dwelling	Lot Size Dimensions:	82.0 ft x 163.0 ft
Total SqFt (Under Roof):	2,581	New Construction:	No	Auction Y/N:	No

Elementary School:	Dunnellon Elementary School	HOA Fee (Month):	400	Total Tax:	291.88	Utility Company:	Duke Energy
Middle School:	Dunnellon Middle School	HOA:	Yes	AG Exempt:	No	List Price/SqFt:	124.93
High School:	Dunnellon High School	Homestead:	Yes				

Extras: Garage Door Opener; Security Lights/Flood; Security System; Survey; 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; Wooded		
Appliances:	Dishwasher; Dryer; Garbage Disposal; Range; Refrigerator; Washer			Photos:	Attached		
Barn:	None			Pool:	None		
Condo/Home Owners Am:	Common Area Maint			Roof:	Tile		
Construction:	Concrete Block w/Stucco			Special Features:	Covered Patio; Eat In Kitchen; Inside Laundry; Pantry		
Equipment Owned:	Water Heater			Show:	Appointment; Call List Agent		
Floor:	Tile; W/W Carpet			Sewer:	Community		
Heating:	Central Electric; Heat Pump			Terms-New Financing:	Cash; Conventional; FHA; VA		
Improvements:	Irrigation System; Landscaped			Utilities:	TV Cable Available; Underground Electric		
Location:	Gated Community; Paved Street; Private Street			Water:	Community		

Directions: NORTH HWY 41 TURN RIGHT ON HWY 40 WEST, TURN RIGHT ON 61ST LANE (ENTRANCE TO JULIETTE FALLS) TAKE FIRST ROUND ABOUT EXIT ONTO SW 179TH COURT ROAD TO HOME ON RIGHT

Remarks: BEAUTIFUL 2016 BUILT HOME IN THE UPSCALE SOUGHT AFTER JULIETTE FALLS. TILE ROOF, BRICK PAVER DRIVEWAY, UPGRADED STAINLESS APPLIANCES WITH GAS STOVE. OPEN FLOOR PLAN WITH CENTER ISLAND IN KITCHEN GREAT FOR ENTERTAINING. MULTI LAYER TRAY CEILINGS. HAVE TO SEE THIS HOME TO APPRECIATE ALL THE UPGRADES. JULIETTE FALLS IS 546 ACRES, WHICH 136 ACRES ARE PART OF A NATURE PRESERVE THAT KEEPS THE BEAUTY OF THE OF THE LAND IN ITS NATURAL STATE. MORE THEN 7,200 YARDS ON THIS PAR-72 JOHN SANFORD DESIGNED GOLF COURSE. DON'T LET THE \$400 HOA BOTHER YOU, BECAUSE IT COVERS YARD WORK, GARBAGE PICK-UP, CABLE AND INTERNET.

Listing Price: \$234,500

Short Sale: No

Auction Y/N: No

Foreclosed/REO: No

List Price/SqFt: \$124.93

Current Price: \$234,500

Agent Days On Market: 1