

County:	Marion	Property Sub-Type:	Single Family Residence
Subdivision:	Rainbow Spgs Cc	Model Name:	highlander
# Bedrooms:	3	Year Built:	2005
Total Baths:	2	Acres:	0.25
Baths - Full:	2	Garage/Carport:	Car - Attached
Baths - 1/2:	0	Garage Capacity:	2
Stories/Levels:	1 Story	55+ Community:	No
Parcel #:	3297-181-006	Pool Type:	None
Pool:	No		



**Legal Desc:** SEC 19 TWP 16 RGE 19 PLAT BOOK T PAGE 046 RAINBOW SPRINGS 5TH REPLAT BLK 181 LOT 6

Section:	19	Township:	16	Range:	19E
Deed Restrictions:	Yes	Zoning:	R-1 Single Family Dwelling	Lot Size Dimensions:	85x129
Total Living SqFt (Main Residence):	1,321	New Construction:	No	Other SqFt:	674
Total SqFt (Under Roof):	1,995			Auction Y/N:	No

Elementary School:	Dunnellon Elementary School	HOA Fee (Month):	10	Total Tax:	1,062	Utility Company:	Duke Energy
Middle School:	Dunnellon Middle School	HOA:	Yes	AG Exempt:	No	List Price/SqFt:	109.69
High School:	Dunnellon High School	Homestead:	Yes				

Extras: Garage Door Opener; 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; Range; Refrigerator			Photos:	Attached		
Barn:	None			Pool:	None		
Condo/Home Owners Am:	Common Area Maint			Roof:	Shingle		
Construction:	Concrete Block w/Stucco			Special Features:	Pantry; Screened Porch; Split BR Plan		
Equipment Owned:	Water Heater			Show:	Appointment; Call List Agent		
Farm Amenities:	None			Sewer:	City		
Floor:	Vinyl; W/W Carpet			Track:	None		
Fence:	None			Track Length:	None		
Farm Type:	None			Terms-New Financing:	Cash; Conventional; FHA; VA		
Green Feat Interior:	High Efficiency Heat Pump			Utilities:	TV Cable Available; Underground Electric		
Heating:	Central Electric			Waterfront:	Other - See Remarks		
Improvements:	Irrigation System; Irrigation Well; Landscaped			Water:	City		
Location:	County Zoning; Paved Street						

**Directions:** NORTH ON HWY 41 RIGHT ON SW 99TH PLACE RD (WINN DIXIE) THEN RIGHT ON SW 189TH CIRCLE STAY RIGHT AND THEN LEFT ON SW 189TH CT HOME ON LEFT.

**Remarks:** HOME SCREAMS OWNERSHIP PRIDE. HAS OPEN FLOOR PLAN WITH NEW VINYL WOOD FLOORING, TOP OF THE LINE NEW AC COST \$7700. WELL FOR IRRIGATION. LARGE GARAGE WITH EXTRA STORAGE AND HAS A SCREENED FRONT TO KEEP THE DOOR OPEN AND KEEP THE BUGS OUT. SCREENED LANAI OVERLOOKING PRIVATE BACKYARD. HOME IS A SNOWBIRD HOME SO DOES NOT HAVE THE WEAR OF YEARLY RESIDENTS. IF YOUR LOOKING FOR THAT PERFECT HOME THAT IS NOT TO BIG AND TO SMALL BUT JUST RIGHT LOOK NO FURTHER. HAVE ACCESS TO PRIVATE RESIDENCE PARK ON THE BEAUTIFUL RAINBOW RIVER. MAKE SURE YOU CHEK OUT THE AWESOME PROFESSIONAL DRONE VIRTUAL TOUR ITS AS GOOD AS SEEING IT IN PERSON.

**Realtor Only Remarks:** COMMISSIONS ONLY TO PAID WITH A SUCCESSFUL CLOSING. PLEASE CONTACT TRACI SPANGLER 352-362-2423 OR JOE RENDA 352-470-0563 FOR SHOWING INSTRUCTIONS.

Expiration Date:	05/16/2018	Seller Name:	Speed Rosanna	Buyer Agent:	3%
Listing Date:	11/16/2017	Seller Phone:	n/a	NR Non-Rep:	0%
Original List Price:	\$144,900	List Price/SqFt:	\$109.69	Dual Commission:	No
Listing Price:	\$144,900	Current Price:	\$144,900	Sign:	Yes
Status Change Date:	11/16/2017	How to Show:	Call List Agent	Occupied:	Yes
Short Sale:	No	Exclusive Agency:	Exclusive Agency	Occupant Name:	Rosanna Speed
Auction Y/N:	No	Listing Service:	Full Service	Occupant Phone:	n/a
Foreclosed/REO:	No	Caravan Type:	Dunnellon	Caravan Date:	11/22/2017
Escrow Agent Name:	First International	Transaction Broker:	3%	Agent Days On Market:	6
Escrow Agent Phone:	352-513-4856	Escrow Agent Email:	sharon.fitzgerald@firstintitle.com	Escrow Agent Address:	12013 Mary Street Dunnellon FL 34432