

540361 Active

2091 N Croft Avenue, Hernando, FL 34442

L: \$104,900

County: Citrus
 Subdivision: Out of County
 # Bedrooms: 3
 Total Baths: 2
 Baths - Full: 2
 Baths - 1/2: 0
 Stories/Levels: 1 Story
 # Residences: 1
 Parcel #: 19E18S26 34400 0050
 Pool: No

Property Sub-Type: Manufactured Home w/Real Prop
 Manufactured Home: Doublewide
 Year Built: 1986
 Acres: 0.88
 Garage/Carport: Car - Attached
 Garage Capacity: 2
 55+ Community: No
 Pool Type: None



Legal Desc: LOT 5: COM AT SW COR, TH N 89 DEG 37M 32S E AL S LN 25 FT, T H N 0 DEG 18M 51S E PAR TO W LN 2070.89 FT TO POB, TH N 0 D

Section: 26	Township: 18	Range: 19E
Deed Restrictions: No	Zoning: R-1 Single Family Dwelling	Lot Size Dimensions: 100.0 ft x 348.0 ft
Total Living SqFt (Main Residence): 1,056	New Construction: No	Other SqFt: 648
Total SqFt (Under Roof): 1,056		Auction Y/N: No

HOA: No	Total Tax: 643.14	Utility Company: Duke Energy
Homestead: No	AG Exempt: No	List Price/SqFt: 99.34

Extras: Smoke Alarm(s); Title Insurance; Workshop

Room Name	Room Level	Dimensions	Room Remarks	Room Name	Room Level	Dimensions	Room Remarks
Air Conditioning:	Central Electric			Land Type:	Cleared; Wooded		
Appliances:	Dryer; Microwave; Range; Refrigerator; Washer			Photos:	Attached		
Barn:	None			Pool:	None		
Condo/Home Owners Am:	None			Roof:	Metal		
Construction:	Mobile Manufactured			Special Features:	Eat In Kitchen; Inside Laundry; Pantry		
Equipment Owned:	Water Heater			Show:	Call List Agent; Vacant; Other - See Remarks		
Floor:	Laminate; Tile			Sewer:	Septic		
Fence:	Chain Link; Vinyl			Terms-New Financing:	Cash; Conventional		
Heating:	Central Electric			Utilities:	Above Ground Electric		
Improvements:	Landscaped			Water:	City		
Location:	Paved Street						

# of Barns/Outbuildings: 1	# of Wells: 0
# of Septics: 1	

Directions: From Inverness: Take Hwy 44, Right on Croft Ave, home on right see sign. All the way to the end before traffic light at Trailblazer Ave.

Remarks: SCHEDULE YOUR SHOWING ON THIS LIGHT AND BRIGHT UPDATED DOUBLE-WIDE WHICH HAS AN OPEN FLOOR PLAN. METAL ROOF IN 2016, VINYL WOOD FLOORING AND TILE THRU OUT.FRESH PAINT INSIDE. DOUBLE PANE WINDOWS. TILED FLORIDA ROOM WITH LOTS OF WINDOWS TO BRING IN THE NATURAL LIGHT.TO TOP IT OFF A BRAND NEW 23 X 40 STEEL BUILDING ON A CONCRETE PAD YOUR FINALY GOING TO BE ORGANIZED. THE PROPERTY FEATURES BEAUTIFUL MATURE OAKS AND FRUIT TREES.HOME IS CLOSE TO SHOPPING AND RESTAURANTS.

Listing Price: \$104,900	List Price/SqFt: \$99.34	Agent Days On Market: 2
Short Sale: No	Current Price: \$104,900	
Auction Y/N: No		
Foreclosed/REO: No		