

County: Marion
 Subdivision: Grand Park
 # Bedrooms: 4
 Total Baths: 4
 Baths - Full: 3
 Baths - 1/2: 1
 Stories/Levels: 1 Story
 # Residences: 1
 Parcel #: 33177-002-48
 Pool: Yes

Property Sub-Type: Single Family Residence
 Year Built: 2006
 Acres: 0.38
 Garage/Carport: Car - Attached
 Garage Capacity: 2
 55+ Community: No
 Pool Type: In-Ground



Legal Desc: SEC 12 TWP 16 RGE 18 PLAT BOOK 007 PAGE 096 GRAND PARK LOT 48

Section: 12	Township: 16	Range: 18E
Total Living SqFt (Main Residence): 2,797	Zoning: R-1 Single Family Dwelling	Lot Size Dimensions: 122X136
Total SqFt (Under Roof): 3,891	New Construction: No	Other SqFt: 1,094
		Auction Y/N: No

Elementary School: Dunnellon Elementary School	HOA Fee (Month): 10	Total Tax: 2,868	Utility Company: Duke Energy
Middle School: Dunnellon Middle School	HOA: Yes		List Price/SqFt: 125.1
High School: Dunnellon High School	Homestead: Yes		

Extras:Fireplace; Garage Door Opener; Laundry Tubs; Smoke Alarm(s); Title Insurance; Walk In Closet; Window Treatment

Room Name	Room Level	Dimensions	Room Remarks	Room Name	Room Level	Dimensions	Room Remarks
Air Conditioning:	Central Electric; Heat Pump			Land Type:	Cleared; Wooded		
Appliances:	Dishwasher; Dryer; Microwave; Range; Refrigerator; Washer			Photos:	Attached		
Condo/Home Owners Am:	Common Area Maint			Pool:	Concrete/Gunite; Screened Encl		
Construction:	Concrete Block w/Stucco			Roof:	Shingle		
Equipment Leased:	Gas Tanks			Special Features:	Covered Patio; Eat In Kitchen; Formal Dining Room; Generator; Gutters/Downspout; Inside Laundry; Pantry		
Equipment Owned:	Security System			Show:	Call List Agent; Lockbox Supra; Vacant		
Floor:	Tile; W/W Carpet			Sewer:	City		
Fence:	None			Terms-New Financing:	Cash; Conventional; FHA; VA		
Green Feat Exterior:	Solar Pool Equipment			Utilities:	Underground Electric		
Heating:	Central Electric; Heat Pump			Water:	City		
Improvements:	Irrigation System; Irrigation Well; Landscaped						
Location:	Paved Street						

of Barns/Outbuildings:0 # Stalls:0
 # Paddocks/Pastures: 0

Directions: N ON HWY 41 GO EAST ON SW 83RD PLACE RD THEN LEFT ON SW 196TH TER THEN RIGHT ON SW 196TH COURT RD TO SOR
 Remarks: ONE OF A KIND CUSTOM BUILT HOME. HOME CENTERS AROUND CUSTOM BUILT POOL, HOME IS VERY LIGHT AND BRIGHT WITH 7 LARGE SOLAR TUBES, HAS A CABANA GUEST BEDROOM WITH BATHROOM SEPARATE FROM THE REST OF THE HOME WHICH HAS ITS OWN AC. ALSO HAS BAR AND 1/2 BATH ADJOINED IN THE LIVING ROOM AND FORMAL DINING ROOM GREAT FOR ENTERTAINING. BEAUTIFUL KITCHEN OPEN TO FAMILY ROOM WITH GAS FIREPLACE. HOME HAS INCREDIBLE CRAFTSMANSHIP WITH DETAILED TREY CEILINGS,RADIANT BEARING ROOF WITH RIDGE VENTILATORS TO GET THE HOT AIR OUT AND KEEP THE ELECTRIC BILLS DOWN,ALSO HAS A WHOLE HOUSE GENERATOR.BEAUTIFUL TILE THROUGHOUT ALL LIVING AREAS. POOL HAS SOLAR HEAT. HOME BACKS UP TO RAINBOW SPRINGS STATE PARK.HOME IS IN PRISTINE CONDITION. NEW OWNERS WILL HAVE ACCESS TO PRIVATE RESIDENCE PARK ON THE SERENE RAINBOW RIVE
 Realtor Only Remarks: COMMISSION PAID ONLY UPON A SUCCESSFUL CLOSING

Expiration Date: 04/06/2018	Seller Name: Weakland Edward W	Buyer Agent: 3%
Listing Date: 10/06/2017	Seller Phone: 000	NR Non-Rep: 0%
Original List Price: \$349,900	List Price/SqFt: \$125.1	Dual Commission: No
Listing Price: \$349,900	Current Price: \$349,900	Sign: Yes
Status Change Date: 10/09/2017	How to Show: Lockbox Supra	Occupied: No
Short Sale: No	Exclusive Agency: Exclusive Agency	Caravan Date: 10/11/2017
Auction Y/N: No	Listing Service: Full Service	Agent Days On Market: 9
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	