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510023 Active

Not For Public Distribution: Members Only
6554 SW 179th Avenue Road, Dunnellon, FL 34432

L: \$387,500

County: Marion
Subdivision: Juliette Falls
Bedrooms: 3
Total Baths: 3
Baths - Full: 3
Baths - 1/2: 0
Stories/Levels: 1 Story
Residences: 1
Parcel #: 34546-254-00
Pool: Yes

Property Sub-Type: Golf Course Community
Model Name: Coquinall
Year Built: 2010
Acres: 0.28
Garage/Carport: Car - Attached
Garage Capacity: 2
55+ Community: No
Pool Type: In-Ground



Legal Desc: SEC 05 TWP 16 RGE 19 PLAT BOOK 011 PAGE 016 JULIETTE FALLS FIRST REPLAT LOT 254

Section: 5
Deed Restrictions: Yes
Total Living SqFt (Main Residence): 2,659
Total SqFt (Under Roof): 3,824
Township: 16
Zoning: R-1 Single Family Dwelling
New Construction: No

Range: 19E
Lot Size Dimensions: 78x155
Other SqFt: 2,561
Auction Y/N: No

Elementary School: Dunnellon Elementary School
Middle School: Dunnellon Middle School
High School: Dunnellon High School
HOA Fee (Month): 400
HOA: Yes
Homestead: Yes
Total Tax: 5,038
AG Exempt: No
Utility Company: Duke Energy
List Price/SqFt: 145.73

Extras: Aerial Photo; Garage Door Opener; Hot Tub; Laundry Tubs; Security Lights/Flood; 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		
Appliances:	Dishwasher; Dryer; Garbage Disposal; Microwave; Range; Refrigerator; Washer			Photos:	Attached		
Barn:	None			Pool:	Concrete/Gunite; Screened Encl		
Condo/Home Owners Am:	Cable; Common Area Maint; Lawn Care			Roof:	Tile		
Construction:	Concrete Block w/Stucco; Stone			Special Features:	Eat In Kitchen; Gutters/Downspout; Inside Laundry; Pantry; Split BR Plan; Summer Kitchen		
Equipment Owned:	Water Heater			Show:	Appointment; Call List Agent; Other - See Remarks		
Farm Amenities:	None			Sewer:	Community		
Floor:	Brick/Stone; Tile; W/W Carpet			Track:	None		
Fence:	None			Track Length:	None		
Farm Type:	None			Terms-New Financing:	Cash; Conventional; FHA; No Owner Financing; VA		
Heating:	Central Electric			Utilities:	Underground Electric		
Improvements:	Irrigation System; Landscaped			Water:	Community		
Location:	Paved Street; Private Street						

of Barns/Outbuildings: 0
Paddocks/Pastures: 0
of Septics: 0
of Stalls: 0
of Wells: 0

Directions: NORTH ON HWY 41 R/ON WEST 40 THEN RIGHT INTO JULIETTE FALLS (SW 181 COURT) STAY RIGHT AND THEN LEFT ONTO SW 179TH SIGN ON RIGHT

Remarks: BEAUTIFUL CUSTOM BUILT RUTTENBURG HOME IN THE EXCLUSIVE JULIETTE FALLS TOP OF THE LINE APPLIANCES WITH A DREAM KITCHEN WITH WARM WOOD CABINETS AND GRANITE COUNTERTOPS. OPEN FLOOR PLAN THIS HOME WAS MADE FOR ENTERTAINING, LARGE TILE FLOORS THRUOUT MAIN LIVING AREAS, CUSTOM CLOSETS AND EXTRAS FOR STORAGE. LARGE FAMILY ROOM OPENS TO HEATED JACUZZI AND CUSTOM POOL WITH SPRING KITCHEN AND BAR/WITH BAR STOOLS TO SIT AND HAVE THE NICE COLD GLASS OF SWEET TEA OR THE 5 O'CLOCK SOMEWHERE DRINK. JULIETTE FALLS HAS THEIR OWN GAS TANK WHICH IS PIPED TO ALL HOMES. CUSTOM TILED ROOF AND BRICK PAVER DRIVEWAY AND AROUND POOL \$400 MONTHLY FEE COVERS INTERNET, CABLE, LAWN MAINTENANCE, GARBAGE PICKUP AND SECURITY, PLAY GOLF ON THE MOST BEAUTIFUL AND WELL MAINTAINED JOHN SANFORD DESIGNED GOLF COURSE (AFFORDABLE)

Realtor Only Remarks: COMMISSION TO BE PAID WITH A SUCCESSFUL CLOSING. CALL JOE RENDA 470-0563 OR TRACI SPANGLER 362-2423 FOR LOCKBOX CODE. HOME IS VERY EASY TO SHOW, OWNERS WOULD LIKE TO TAKE THEIR POODLE FOR A WALK OR A DRIVE THEY WILL ALWAYS LEAVE, SO YOU CAN TAKE YOUR TIME WITH YOUR CUSTOMERS IN THIS BEAUTIFUL HOME.

Expiration Date: 05/19/2017
Listing Date: 11/19/2016
Original List Price: \$387,500
Listing Price: \$387,500
Status Change Date: 11/19/2016
Short Sale: No
Auction Y/N: No
Foreclosed/REO: No
Escrow Agent Name: MLS TITLE
Escrow Agent Phone: 509-3044

Seller Name: Descalzi William L
List Price/SqFt: \$145.73
Current Price: \$387,500
How to Show: Call List Agent
Exclusive Agency: Exclusive Agency
Caravan Type: Dunnellon
Transaction Broker: 3%
Escrow Agent Email: jennifer@mlstitlellc.com

Buyer Agent: 3%
NR Non-Rep: 3%
Dual Commission: No
Sign: Yes
Occupied: Yes
Occupant Name: owner
Occupant Phone: 000
Caravan Date: 11/23/2016
Agent Days On Market: 3
Escrow Agent Address: 1630 SE 18TH STREET SUITE 102 OCALA 34471