

County:	Marion	Property Sub-Type:	Single Family Residence
Subdivision:	Rainbow Spgs Cc	Model Name:	SWEETWATER BUILDER
# Bedrooms:	3	Year Built:	2007
Total Baths:	2	Acres:	0.26
Baths - Full:	2	Garage/Carport:	Car - Attached
Baths - 1/2:	0	Garage Capacity:	2
Stories/Levels:	1 Story	55+ Community:	No
# Residences:	0	Pool Type:	None
Parcel #:	3296-008-022		
Pool:	No		



Legal Desc: SEC 13 TWP 16 RGE 18 PLAT BOOK S PAGE 106 RAINBOW SPRINGS COUNTRY CLUB ESTATES BLK H LOT 22			
Section:	13	Township:	16
Deed Restrictions:	Yes	Zoning:	R-1 Single Family Dwelling
Total Living SqFt (Main Residence):	2,024	New Construction:	No
Total SqFt (Under Roof):	2,927	Lot Size Dimensions:	80x128x97x129
		Other SqFt:	903
		Auction Y/N:	No

Elementary School:	Dunnellon Elementary School	HOA Fee (Month):	11	Total Tax:	2,036	Utility Company:	Duke Energy
Middle School:	Dunnellon Middle School	HOA:	Yes	AG Exempt:	No	List Price/SqFt:	91.4
High School:	Dunnellon High School	Homestead:	Yes				

Extras:Aerial Photo; Fireplace; Garage Door Opener; Laundry Tubs; Security Lights/Flood; Smoke Alarm(s); Survey; Title Insurance; Walk In Closet

Room Name		Room Level	Dimensions	Room Remarks	Room Name		Room Level	Dimensions	Room Remarks
Air Conditioning:	Central Electric				Land Type:	Cleared			
Appliances:	Dishwasher; Garbage Disposal; Microwave; Range; Refrigerator				Photos:	To Follow			
Condo/Home Owners Am:	None				Pool:	None			
Construction:	Concrete Block w/Stucco				Roof:	Shingle			
Floor:	Hardwood/Parquet; Tile; W/W Carpet				Special Features:	Eat In Kitchen; Formal Dining Room; Gutters/Downspout; Inside Laundry; Pantry; Split BR Plan			
Heating:	Central Electric				Show:	Appointment; Call List Agent; Lockbox Supra			
Improvements:	Irrigation System; Irrigation Well; Landscaped				Sewer:	City			
Location:	County Zoning; Paved Street				Track:	None			
					Terms-New Financing:	Cash; Conventional; FHA			
					Utilities:	TV Cable Available; Underground Electric			
					Water:	City			

Track:	No	Barn:	No	# of Wells:	1
# of Barns/Outbuildings:	0	# Stalls:	0		
# Paddocks/Pastures:	0				

Directions: NORTH HWY 41 THEN EAST ON SW 93RD LANE RD TO 4TH HOME ON LEFT

Remarks: HOME IS ONE OF THE NEWEST BUILT HOMES AND BEAMS WITH OWNERSHIP PRIDE.SELLERS HAVE HAD A BRAND NEW TOP OF THE LINE AC UNIT INSTALLED,ALSO GUTTERS INSTALLED AROUND THE ENTIRE HOME.HAS A BEAUTIFUL FIREPLACE SURROUNDED BY BEAUTIFUL BUILT IN WOOD SHELING.LARGE MASTER BEDROOM WITH TREY CEILING, MASTER BATH W/DUAL SINKS AND LARGE TILED WALK-IN SHOWER WITH WINDOW AND A BENCH.ONE GUEST BEDROOM HAS WOOD FLOORING WITH DOUBLE DOORS AND IS BEING USED AS A DEN WHICH IS AWESOME IF YOU AND YOUR OTHER 1/2 WATCH DIFFERENT TV SHOWS. KITCHEN HAS WHITE CORIAN COUNTER TOPS AND SINK WITH SOLID WOOD CABINETS AND BEAUTIFUL UPGRADED APPLIANCES,IRRIGATION WELL ALSO. MAKE SURE YOU CHECK OUT THE DRONE VIRTUAL TOUR ITS AS GOOD AS SEEING IT IN PERSON. BETTER HURRY BECAUSE THIS HOME IS PRICED FOR A QUICK SALE!

Listing Price:	\$185,000	List Price/SqFt:	\$91.4	Agent Days On Market:	10
Short Sale:	No	Current Price:	\$185,000		
Auction Y/N:	No				
Foreclosed/REO:	No				