

Single Family
727356 Active



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8051 N Neige Point
Crystal River, Florida 34428

L \$699,900

Cross St:
County: Citrus
Area: 12
Subdivision: Neige Farms
HOA/COA: No
Apx Acres: 5.06
Apx Lot Dim: 331 x 663
Auction: No
Sale Type: Arm's Length
Gar Att/Det: 3/0
Parking: Parking Pad, Parking Spaces
Directions: 495 north past Shamrock acres across the railroad tracks to left on Pine Bluff down couple streets to right on Neige. Home down on right look for sign can't hardly see house from road.

Bedrooms: 3
Baths F/H: 2/1
Priv Pool: Yes
LP \$/Sqft: \$236.21
Liv SqFt: 2,963
Tot SqFt: 3,403
Year Built: 2004
Waterfront: None
Guest House:
Carprt Att/Det: 10/0

Public Rem: CUSTOM HOME FOR THE MOST PARTICULAR BUYER! Set up to be a smart home. Built in home Theater system, 24 X 24 Porcelain tile and hand scraped hardwood throughout. Custom Granite counters, over sized rooms, floor plan that gives everyone their own space, 10ft ceilings, accent lighting, formal dining area, and den. Relax on your spacious lanai by the heated salt water pool that includes gorgeous custom water feature. A true dream home. Enjoy all this on your private landscaped paradise on this prime homes-only 5 acre parcel.

APPROXIMATE ROOM DIMENSIONS

Room Type	Lvl	Dimensions	Room Type	Lvl	Dimensions	Room Type	Lvl	Dimensions
Bedroom		11 x 16	Bedroom		15 x 11	Bedroom-Master Suite		15 x 16
Den/Study			Dining Room Formal		16 x 10	Family Room		
Great Room		15 x 30	Kitchen Gourmet		14 x 16	Lanai		50 x 10
Laundry Room		6 x 7	Living Room		23 x 16	Office		10 x 10

FEATURES

Master BR/BA: 2 Master Suites, Jetted Tub, Separate Tub/Shower
Interior Feat: Blinds, Breakfast Bar, Ceiling - Cathedral, Ceiling - Tray, Counters - Stone, Decorator Lights, Eat-In Kitchen, Fireplace - None, Inside Laundry, Kitchen/Bath Updated, Pull Down Stairs, Walk-In Closet(s), Wood Cabinets
Exterior Feat: Entry - Ground Level, Fenced Yard, Lanai, Landscape - Full, Lawn Sprinklers, Outdoor Lighting, Shed/Utility Building, Trees, Workshop
Appliances: Cable, Ceiling Fan(s), Cooktop - Electric, Dishwasher, Disposal, Garage Door Opener(s), Kitchen Water Filter, Laundry Tub, Microwave, Oven - Range, Range Hood, Refrigerator, Security System, Smoke Detector(s), Water Filter Owned, Water Heater
Style: Ranch
Const/Found: Concrete Blk/Stucco, Foundation-Slab
Roof: Asphalt/Fiberglass Shgl
Road Type: County
Floor: Ceramic Tile, Wood
Pool Type: Automatic Cleaner, Caged, Concrete, Heated, Hot Tub/Spa
Doors/Windows: Door - Double Entry, Door - French, Door - Sliding Glass, Window - Dual Pane
Rear Expo: E
Restrictions: No Restrictions
Sew/Water: Sewer-Septic-Private, Water-Private Well
Fencing:
Energy Feat:
Heat/Cool: Cool - Central Electric, Heat - Central Electric
Lot Desc: Acreage, Mixed Topography, Rectangle, Wooded
Comm Amen: None
Farm: Fence -Wire, Horses Allowed, Livestock Allowed
Fee 2 Inc: Other-See Remarks

Possession: At Close
Taxes: \$3,437.00
Elementary: Crystal River Primary
Alt key: [3109388](#)
Legal: NEIGE FARMS UNREC SUBD LOT 12: S1/2 OF SE1/4 OF SW1/4 OF SW1/4 SEC 22-17-17 SUBJ TO A RD EASE ACROSS W 25 FT THEREOF ARTOF AGREE IN OR BK 1479 PG 2281

Terms: Cash, Conventional, FHA, USDA, VA
Tax Year: 2015
Middle: Crystal River
Zoning:
Homestead: Yes
High: Crystal River
Flood Plain: Unverified