

County:	Marion	Property Sub-Type:	Single Family Residence
Subdivision:	Rainbow Spgs Wd	Year Built:	1982
# Bedrooms:	3	Acres:	1.02
Total Baths:	2	Garage/Carport:	Car - Attached
Baths - Full:	2	Garage Capacity:	2
Baths - 1/2:	0	55+ Community:	No
Stories/Levels:	1 Story	Pool Type:	None
# Residences:	1		
Parcel #:	3295-144-010		
Pool:	No		



Legal Desc: SEC 15 TWP 16 RGE 18 PLAT BOOK S PAGE 054 RAINBOW SPRINGS 4TH REPLAT BLK 144 LOT 10

Section:	15	Township:	16	Range:	18E
Deed Restrictions:	Yes	Zoning:	A-1 General Agriculture	Lot Size Dimensions:	189x234
Total Living SqFt (Main Residence):	1,815	New Construction:	No	Other SqFt:	1,503
Total SqFt (Under Roof):	3,318			Auction Y/N:	No

Elementary School:	Dunnellon Elementary School	HOA Fee (Month):	9.88	Total Tax:	2,121	Utility Company:	Duke Energy
Middle School:	Dunnellon Middle School	HOA:	Yes	AG Exempt:	No	List Price/SqFt:	93.61
High School:	Dunnellon High School	Homestead:	No				

Extras:Fireplace; Garage Door Opener; 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			Land Type:	Cleared; Wooded		
Appliances:	Dishwasher; Dryer; Microwave; Range; Refrigerator; Washer			Photos:	Attached		
Barn:	None			Pool:	None		
Condo/Home Owners Am:	Common Area Maint			Roof:	Shingle		
Construction:	Brick; Concrete Block			Special Features:	Cathedral Beam Ceiling; Eat In Kitchen; Pantry; Split BR Plan		
Farm Amenities:	Landscaped			Show:	Call List Agent; Lockbox Supra		
Floor:	Laminate; Tile			Sewer:	Septic		
Fence:	Chain Link			Track:	None		
Farm Type:	None			Track Length:	None		
Heating:	Central Electric			Terms-New Financing:	Cash; Conventional		
Improvements:	Irrigation System; Landscaped			Utilities:	TV Cable Available; Underground Electric		
Location:	Paved Street			Water:	Well		

# of Septics: 1 # of Wells: 1

Directions: NORTH ON HWY 41 TO LEFT (WEST) ON SW 93RD LANE RD THEN TURN RIGHT ON SW 210TH CIRCLE TO ADDRESS 9200

Remarks: YOUR GOING TO FALL IN LOVE WITH THE CATHEDRAL CEILINGS, BEAUTIFUL WOOD BURNING FIREPLACE, OPEN FLOOR PLAN, VINYL WOOD FLOORING TO BRING OUT THE COUNTRY CHARM FEEL. HAS A LARGE FENCED BACK YARD. DETACHED 780 SQUARE FOOT BUILDING WHICH COULD BE USED AS A WORKSHOP, WORKOUT ROOM, OR TURN INTO A MOTHER IN LAW SUITE. HOME IS PRICED FOR A QUICK SALE. HOME IS IN THE VERY SOUGHT AFTER RAINBOW SPRINGS WOODLANDS. NEW OWNERS WILL HAVE ACCESS TO PRIVATE RESIDENCE PARK ON THE BEAUTIFUL SERENE RAINBOW RIVER WHICH HAS PAVILLIONS, BARBQUE GRILLS, RESTROOMS AND SWIMMING AREA.

Listing Price:	\$169,900	List Price/SqFt:	\$93.61	Agent Days On Market:	8
Short Sale:	No	Current Price:	\$169,900		
Auction Y/N:	No				
Foreclosed/REO:	No				