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|-----------------|-----------------|--------------------|-------------------------|
| County: | Marion | Property Sub-Type: | Single Family Residence |
| Subdivision: | Rainbow Spgs Cc | Year Built: | 1997 |
| # Bedrooms: | 3 | Acres: | 0.42 |
| 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: | In-Ground |
| # Residences: | 1 | | |
| Parcel #: | 3297-179-015 | | |
| Pool: | Yes | | |



Legal Desc: SEC 24 TWP 16 RGE 18 PLAT BOOK T PAGE 046 RAINBOW SPRINGS 5TH REPLAT BLK 179 LOT 15

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|-------------------------------------|-------|--------------------------------|----------------------------|----------------------|--------|
| Section: | 24 | Township: | 16 | Range: | 18E |
| Deed Restrictions: | Yes | Zoning: | R-1 Single Family Dwelling | Lot Size Dimensions: | 97x188 |
| Total Living SqFt (Main Residence): | 1,895 | Living SqFt - Other Residence: | 1,895 | Other SqFt: | 1,426 |
| Total SqFt (Under Roof): | 2,617 | | | Auction Y/N: | No |

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|--------------------|-----------------------------|------------------|------|------------|-------|------------------|-------------|
| Elementary School: | Dunnellon Elementary School | HOA Fee (Month): | 9.88 | Total Tax: | 1,504 | Utility Company: | Duke Energy |
| Middle School: | Dunnellon Middle School | HOA: | Yes | AG Exempt: | No | List Price/SqFt: | 100.21 |
| High School: | Dunnellon High School | Homestead: | Yes | | | | |

Extras: Garage Door Opener; Security Lights/Flood; 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; Garbage Disposal; Microwave; Range; Refrigerator; Washer | | | Photos: | Attached | | |
| Barn: | None | | | Pool: | Concrete/Gunite | | |
| Condo/Home Owners Am: | Common Area Maint | | | Roof: | Shingle | | |
| Construction: | Concrete Block w/Stucco | | | Special Features: | Covered Patio; Eat In Kitchen; Inside Laundry; Pantry; Screened Porch; Split BR Plan | | |
| Farm Amenities: | None | | | Show: | Appointment; Call List Agent | | |
| Floor: | Tile; Vinyl | | | Sewer: | City | | |
| Fence: | None | | | Track: | None | | |
| Farm Type: | None | | | Track Length: | None | | |
| Heating: | Central Electric | | | Terms-New Financing: | Cash; Conventional; FHA; No Owner Financing; VA | | |
| Location: | County Zoning; Paved Street | | | Water: | City | | |

Directions: NORTH HWY 41 TO RIGHT ON SW 99TH PLACE (WINN DIXIE) THEN TURN RIGHT ON SW 188TH CIRCLE STAY RIGHT THEN TURN RIGHT ON SW 101ST PLACE TO SIGN ON RIGHT

Remarks: SELLERS ARE IN THE PROCESS OF HAVING A NEW ROOF INSTALLED. ONE OWNER CUSTOM BUILT HOME. HOME WAS BUILT WITH A LOT OF EXTRAS. DOUBLE FRENCH DOORS, UPGRADED THERMAL WINDOWS. OPEN FLOOR PLAN WITH KITCHEN AS CENTER OF HOME FOR ENTERTAINING. OWNERS HAVE TAKEN INCREDIBLE CARE OF THIS HOME. WOODED LOT NEXT STORE TO HOME CANNOT BUILD ON, SO IT IS GREAT FOR EXTRA PRIVACY. BACKYARD IS VERY PRIVATE. AS SOON AS YOU WALK THRU THE FRONT DOOR YOU WILL FEEL THE LOVE THE ONE TIME OWNERS HAVE FOR THIS HOME. NEW OWNERS WILL HAVE ACCESS TO PRIVATE RESIDENCE PARK ON THE PRISTINE RAINBOW RIVER WHICH HAS PAVILIONS, BBQ GRILLS, SWIMMING AREAS AND RESTROOMS

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|-----------------|-----------|------------------|-----------|
| Listing Price: | \$189,900 | List Price/SqFt: | \$100.21 |
| Short Sale: | No | Current Price: | \$189,900 |
| Auction Y/N: | No | | |
| Foreclosed/REO: | No | | |

Agent Days On Market: 81