

County: Marion
 Subdivision: Landings Condo
 # Bedrooms: 1
 Total Baths: 1
 Baths - Full: 1
 Baths - 1/2: 0
 Stories/Levels: 3 Story
 # Residences: 1
 Parcel #: 3380-0454127
 Pool: Yes

Property Sub-Type: Condominium
 Year Built: 1986
 Acres: 0.01
 Garage/Carport: None
 Garage Capacity: 0
 55+ Community: No
 Pool Type: Community



Legal Desc: SEC 35 TWP 16 RGE 18 THE LANDINGS OF THE WITHLACOOCHIEE A CONDOMINIUM PHASE I UNIT A-27 CONDOMINIUM DECLARATION OR 127

Section: 35	Township: 16	Range: 18E
Deed Restrictions: Yes	Zoning: R-3 Multiple Family Dwelling	Auction Y/N: No
Total Living SqFt (Main Residence): 340	New Construction: No	
Total SqFt (Under Roof): 340		

Elementary School: Dunnellon Elementary School	HOA Fee (Month): 210	Total Tax: 792	Utility Company: Duke Energy
Middle School: Dunnellon Middle School	HOA: Yes	AG Exempt: No	List Price/SqFt: 202.94
High School: Dunnellon High School	Homestead: No		

Extras: Community Pool; Hot Tub

Air Conditioning: Central Electric	Land Type: Cleared
Appliances: Microwave; Range; Refrigerator	Photos: Attached
Condo/Home Owners Am: Common Area Maint; Outside Maint	Pool: Community Pool
Construction: Frame	Roof: Shingle
Equipment Owned: Water Heater	Show: Call List Agent
Floor: Vinyl; W/W Carpet	Sewer: City
Heating: Central Electric	Terms-New Financing: Cash; Conventional
Location: in City Limits; Waterfront	Waterfront: Dock; River; Seawall
	Water: City

of Septics:0 # of Wells:0

Directions: HEAD SOUTH ON HWY 41 THEN RIGHT ON RIVER DRIVE AND CONDOS WILL BE ON YOUR LEFT
Remarks: COME ENJOY THE GOOD LIFE AT THE LANDINGS RIGHT ON THE WITHLACOOCHIEE RIVER, SWIM IN THE POOL AFTER A GREAT DAY OF FISHING ON YOUR BOAT THAT CAN BE PARKED AT THE LANDINGS PRIVATE DOCKS. CONDO WOULD MAKE AN AWESOME WINTER GET AWAY OR A GREAT WEEKENDER. CONDOS ARE ALLOWED TO BE RENTED BY THE WEEK SO YOU COULD MAKE IT TO PAY FOR ITSELF. YOU WON'T FIND ANYTHING IN THIS PRICE RANGE WITH ACCESS TO THE RIVER, POOL AND OF COURSE THE BEAUTIFUL FLORIDA WEATHER.
Realtor Only Remarks: Commission Paid only upon a successful closing