



County: Citrus
Subdivision: OUT OF COUNTY
Bedrooms: 3
Baths: 2
Half Baths: 0
Stories: One
Residence:
55+ Comm: No
Pool Y/N: N
New Construction:

Type: Residential Waterfront
Manufactured Home:
Model Name:
Year Built: 2008
Acres: .58
Garage/Car: Gar-Attached
Gar Capacity: 2
Pool: None



Ocala MLS, Inc

Section: 02
Deed Restrict: No
Total Living Sqft: 2170
Sqft Un Roof : 3005
Auction Company Name:

Township: 17
Zoning: Other
Other Living Sqft:
\$ / Sqft : 188.48

Range: Other
Lot Size: 75 X 150
Other Sqft:

Elem:
Middle:
High:
Minimum Lease:

HOA Fee:
HOA Y/N: No
Homestead Y/N: No
Short Term:

Taxes: 3600
AG Expt Y/N:
Util Comp.:

Extras:

Construction: Brick , Concrete Blk , Concrete Blk w/ Stucco
Spec Feats: Cath. Beam Ceiling , Eat In Kitchen , Formal Dining Rm , Inside Laundry , Pantry , Screened Porch , Split BR Plan , Summer Kitchen
Sewer: Septic
Heating: Central Electric
Land Type: Cleared
Utilities:
Pool: None
A/C: Ceiling Fan , Central Elec
Roof: Metal
Waterfront: Dock , Lake , Water Access
Floor: Tile , W/W Carpet
Improve: Landscaped
Amenities: None
Rooms: Dining Area , Dining Room , Foyer , Great Room , Kitchen , Laundry
Appliances: Convection Oven , Dishwasher , Dryer , Microwave , Range , Refrigerator , Washer
Location: Paved St
Financing: Cash , Conventional
Barn: None
Fence:
Equip Owned:
Sold Date:
Track Length: None
Track: None
Green Feat.-Certif.:
Green Feat.-Const.:

Directions: US HWY 41 TO WEST ON HWY 488 (DUNNELLON RD) TO R ON N ROCK RD TO L ON W. RIVERBEND RD TO SIGN ON RIGHT

Remarks: WATERFRONT LIVING CHARMED BY NATURE, BREATHTAKING OPEN WATER VIEW OF LAKE ROUSSEAU KNOWN FOR TROPHY BASS.75FT OF WATERFRONT W/DOCK & FISH CLEANING STA. AN ARCHITECTURAL MASTERPIECE CUSTOM HOME, W/ELEGANT DINING RM, GOURMET KITCHEN W/JENN AIRE RANGE, GRANITE CTR TOPS, GREAT RM W/BRICK PROPANE FIREPLACE, MASTER SUITE W/JACUZZI & HUGE DRESSING WALK-IN CLOSET. A SUMMER KITCHEN ON SCREENED PORCH WHICH LEADS TO CUSTOM LANDSCAPED PATIO TO BRICK WALKWAY TO DOCK. AS YOU ENTER DRIVEWAY,PROPERTY HAS GORGEOUS GRANDDADDY OAKS LEADING TO THE CUSTOM CYPRUS FRONT DOORS.

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