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MLS# 318727 Residential

Offered at:
\$289,900

FEATURES

Cross Street:		Rear Expo:	N
County:	Citrus	Area:	08
Subdivision:	Terra Vista	Year Built:	2006
Beds:	2	Apx. Acres:	
Baths:	2	Apx. SqFt Under Roof:	2,595
Waterfront:	No	Apx. Liv. SqFt:	1,892
Waterfront Ft:		Sec/Twp/Rng:	24/ 18/ 18
Private Pool:	No	Alt Key:	2908076
Apx. Lot Size:			

Public Rems: Enjoy a maintenance free Villa with all the amenities of Terra Vista. This Lanata Model has expanded tile added in the entry and at kitchen bar. Upgraded carpet. Double crown molding in Formal Dining Room, crown molding has been added to kitchen cabinets. As you enter through the pocket doors to the den you feel the warmth of the wainscoting. The Master Suite ceiling has been custom painted and crown molding with indirect lights. Master bath has Roman shower and dual sinks. Social Membership is required.

Directions: Hwy 486 East to Right into Terra Vista Entrance to first left onto Doerr Path, house on left.

APPROXIMATE ROOM DIMENSIONS

Living Rm:	X	MBR:	19 X 13	Den:	11 X 13	Screen Porch:	X
Great Room:	13 X 21	BR 2:	11 X 11	Florida Room:	X	Lanai:	16 X 25
Dining Room:	12 X 14	BR 3:	X	Laundry:	X	Extra Rm 1:	X
Kitchen:	X	BR 4:	X	Garage:	21 X 21	Extra Rm 2:	X
Family Room:	X	Office:	X	Workshop:	X	Extra Rm 3:	X

ADDITIONAL FEATURES

Waterfront:		Garage:	2 Car Attached Garage
Int Features:	Breakfast Bar , Ceiling - Tray , Counters - Laminate , Counters - Solid Surface , Den/Office , Eat-In Kitchen , Formal Dining Room , Great Room , Inside Laundry , Lanai , Open Floor Plan , Pantry , Plant Shelf , Pull Down Stairs , Walk-In Closet(s) , Wood Cabinets	Roof:	Tile
Ext Features:	Door - Sliding Glass , Lanai , Landscape - Full , Lawn Sprinklers , Slab , Window - Bay , Window - Sgl. Hung	Floor:	Carpet , Ceramic Tile
Appliances:	Cable , Ceiling Fan(s) , Dishwasher , Disposal , Microwave Hood , Oven - Range , Smoke Detector(s) , Water Heater	Sew/Water:	Sewer - Public , Water - Public
Special Info:	Brighthouse Cable , Golf Community , High Speed Internet , HOA Disclosure , Progress Energy	Energy Feat:	Programmable Thermostat , Ridge Vents
Master BR/BA:	1 Master Suite , Dual Sinks , Shower Only , Walk-In Closet(s)	Lot Desc:	Flat , Greenbelt
Style:	Ranch , Detached Villa	Possession:	At Close
Heat/Cool:	Cool - Central Air , Heat - Heat Pump	Terms Avail:	Cash , Conventional
Road Type:	Paved , Private	Homestead:	No
Pool Type:		Yearly Dues:	\$173
Const/Found:	Concrete Blk/Stucco	High:	
Comm Amen:	Bike Path , Golf Course , Near Shopping , Tennis Court(s)	Flood Plain:	Unverified
Restrictions:	Deed Restrictions	Land Use:	PDR
Taxes:	\$ 663.36	Agent Owned:	No
HOA/COA:	Yes		
Elementary:			
Legal:	Hillside Villas First Add PB 16 PG 65 Lot 29 Blk C		

Courtesy Of: Franklin Realty Consultants of Citrus Co



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