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MLS# 327956 Residential

Offered at:
\$192,000


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FEATURES

Cross Street:		Rear Expo:	
County:	Citrus	Area:	07
Subdivision:	Pritchard Island	Year Built:	2004
Beds:	3	Apx. Acres:	
Baths:	2	Apx. SqFt Under Roof:	2,322
Waterfront:	Yes	Apx. Liv. SqFt:	1,718
Waterfront Ft:		Sec/Twp/Rng:	9/ 19/ 20
Private Pool:	No	Alt Key:	3135533
Apx. Lot Size:	50x152		

Public Rems: Very spacious home with 1700+ sq ft pf living area. Tile with carpet in the 3 oversized bedrooms, dining room and famil room. Master bath has dual sinks and a roman shower. One of the largest single family homes in Pritchard Island. The beautiful interior features a large kitchen with cabinets galore, plant shelves, upgraded appliances and lush landscaping. The Pritchard Island amenities include tennis courts, pool and lake access through a community dock.

Directions: N. Apopka past Court House , R on Vine and R into 2nd Pritchard Island entrance.

APPROXIMATE ROOM DIMENSIONS

Living Rm:	24 X 14	MBR:	15 X 12	Den:	X	Screen Porch:	X
Great Room:	X	BR 2:	11 X 11	Florida Room:	X	Lanai:	15 X 12
Dining Room:	14 X 11	BR 3:	11 X 11	Laundry:	X	Extra Rm 1:	X
Kitchen:	19 X 10	BR 4:	X	Garage:	X	Extra Rm 2:	X
Family Room:	X	Office:	X	Workshop:	X	Extra Rm 3:	X

ADDITIONAL FEATURES

Waterfront:	Boat Dock , Boat Slip			
Int Features:				
Ext Features:				
Appliances:	Cable , Cooktop - Elec , Dryer , Garage Door Opener(s) , Washer			
Special Info:	HOA Approval			
Master BR/BA:				
Style:	Ranch			
Heat/Cool:	Cool - Central Air , Heat - Central Electric			
Road Type:				
Pool Type:	Community			
Const/Found:	Concrete Blk/Stucco			
Comm Amen:	Boat Dock , Tennis Court(s)			
Restrictions:	Deed Restrictions			
Taxes:	\$ 2,695.00	Tax Year:	2007	
HOA/COA:	Yes	Monthly Dues:	\$95	
Elementary:		Middle:		
Legal:	Pritchard Island 1st Add, PB 17, Pg 22, Lot 2			
	Courtesy Of: Franklin Realty Consultants of Citrus Co			
	Prepared by: The Gill Home Team			
	Franklin Realty Consultants of Citrus Co			
	2965 E Gulf to Lake Hwy			
	Inverness, FL 34453			
	Email : hgill@tampabay.rr.com			
	Off. Ph# : (352) 341-1365			
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	Homestead:	Yes	Flood Plain:	Unverified
	Yearly Dues:	\$0	Land Use:	
	High:		Agent Owned:	No

