

Residential
330348_Active32 N Dahlia Court
Homosassa, FL 34446L\$169,000 

| | | | |
|-----------------------|-----------------|------------------------------|--|
| Cross Street: | | Area: | 22 |
| County: | Citrus | Year Built: | 2005 |
| Subdivision: | Sugarmill Woods | Apx. Acres: | .27 |
| Beds: | 4 | Apx. SqFt Under Roof: | 2,782 |
| Baths: | 2 | Apx. Liv. SqFt: | 2,125 |
| Waterfront: | No | Sec/Twp/Rng: | 29/ 20/ 18 |
| Waterfront Ft: | | Alt Key: | 3290619 |
| Private Pool: | No | Garage: | 2 Car Attached Garage , Drive - Concrete , Drive - Paved |
| Apx. Lot Size: | .25 | | |

Public Rems: Don't pass up this opportunity! Sugarmill Woods Short Sale. 4 Bedroom 2 Bath and over 2100 square feet under air in Oak Village of Sugarmill Woods. Pleasing neutral colors. Formal Living Room, formal Dining Room and Great Room affords lots of room and comfort for your family. This community offers the finest Golf Courses, recreation areas, swimming, tennis, fitness center. BONUS! This home is located on a Greenbelt Lot and will never have neighbors behind.

Directions: From US 19, Make Left on 98 to first immediate Left onto Oak Park Blvd. (480) to Right on Oak Village Blvd. to Left on Vinca St. to Left on Balsam to Left on Freesia Ct. to Right on Dahlia Dr. to Left

APPROXIMATE ROOM DIMENSIONS

| | | | | | | | |
|---------------------|---|----------------|---|----------------------|---|----------------------|---|
| Living Rm: | X | MBR: | X | Den: | X | Screen Porch: | X |
| Great Room: | X | BR 2: | X | Florida Room: | X | Lanai: | X |
| Dining Room: | X | BR 3: | X | Laundry: | X | Extra Rm 1: | X |
| Kitchen: | X | BR 4: | X | Garage: | X | Extra Rm 2: | X |
| Family Room: | X | Office: | X | Workshop: | X | Extra Rm 3: | X |

FEATURES

Waterfront:

Int Features: Breakfast Bar , Ceiling - Cathedral , Ceiling - Standard , Counters - Laminate , Decorator Lights , Den/Office , Eat-In Kitchen , Fireplace - None , Formal Dining Room , Great Room , Open Floor Plan , Split Floor Plan

Ext Features: Lanai , Landscape - Full , Lawn Sprinklers

Appliances: Ceiling Fan(s) , Dishwasher , Disposal , Oven - Range , Range Hood , Smoke Detector(s)

Special Info: Golf Community , HOA Disclosure , Warranty - New Home

Master BR/BA: 1 Master Suite , Tub/Shower Combo , Walk-In Closet(s)

Style: Contemporary

Heat/Cool: Cool - Central Air , Heat - Central Electric , Heat - Heat Pump

Road Type: County

Pool Type: None

Const/Found: Concrete Blk/Stucco

Comm Amen: Other See Remarks

Restrictions: Deed Restrictions

Rear Expo:

Roof: Asphalt/Fiberglass Shgl

Floor: Carpet , Vinyl

Sew/Water: Sewer - Public , Water - Public

Energy Feat:

Lot Desc: Flat , Greenbelt , Rectangle , Room for Pool , Wooded

Possession: At Close

Terms Avail: Cash , Conventional

Taxes: \$ 2,480.14

Tax Year: 2008

Homestead: No

Flood Plain: No

HOA/COA: Yes

Monthly Dues: \$0

Yearly Dues: \$145

Land Use: PDR

Elementary: Lecanto Primary

Middle: Lecanto

High: Lecanto

Agent Owned: No

Legal: SUGARMILL WOODS OAK VLG PB 10 PG 10 LOT 18 BLK 194

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www.naturecoastliving.com

Photo Gallery MLS# 330348A



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