

Residential
326438_Active

215 S Paladinn Circle
Inverness, FL 34453



(12)

L\$375,000



Cross Street:
County: Citrus
Subdivision: Belmont Hills
Beds: 3
Baths: 3.5
Waterfront: No
Waterfront Ft:
Private Pool: No
Apx. Lot Size: 64 x 245 x 336 x 402

Area: 08
Year Built: 2006
Apx. Acres: 1.00
Apx. SqFt Under Roof: 3,545
Apx. Liv. SqFt: 2,852
Sec/Twp/Rng: 4/ 19S/ 19E
Alt Key: 3271755
Garage: 2 Car Attached Garage , Drive - Paved

Public Rems: Custom Citrus Hills, Cordova "A" Model with gorgeous elevation. Luxuriously appointed. Located in desirable, gated Belmont Hills on an extra large premium home site. Loaded with fabulous upgrades including stainless steel appliances, gas cook top, built-in ovens, exquisite cabinets, tiled backsplash, granite countertops and lavish 18" tiled floors. Over sized rooms with 12' high trayed ceilings. Beautiful views of backyard with a graceful grandfather oak and planted pines and distant rolling hills. Citrus Hills Social Membership required

Directions: Hwy 44 (Lecanto) turn into the Clearview Estates Entrance, keep right and continue through the gated entrance to Belmont Hills. Turn right onto Citation Path. Make first left onto Paladinn.

APPROXIMATE ROOM DIMENSIONS

Living Rm: 12 X 16	MBR: 13 X 21	Den: X	Screen Porch: X
Great Room: X	BR 2: 12 X 16	Florida Room: X	Lanai: 10 X 16
Dining Room: 11 X 13	BR 3: 12 X 14	Laundry: X	Extra Rm 1: X
Kitchen: 12 X 13	BR 4: X	Garage: X	Extra Rm 2: X
Family Room: 19 X 18	Office: 12 X 10	Workshop: X	Extra Rm 3: X

FEATURES

Waterfront:
Int Features: Ceiling - Cathedral , Gourmet Kitchen , Inside Laundry , Living Room , Window Treatment(s) , Blinds , Ceiling - Tray , Counters - Stone , Decorator Lights , Den/Office , Eat-In Kitchen , Family Room , Formal Dining Room , Lanai , Plant Shelf , Pull Down Stairs , Split Floor Plan , Walk-In Closet(s) , Wood Cabinets

Ext Features: Door - Dbl. Entry , Door - French , Lanai , Lawn Sprinklers , Outdoor Lighting , Slab , Trees , Window - Sgl. Hung

Appliances: Cable , Cooktop - Gas Range , Dryer , Laundry Tub , Oven - Convection , Smoke Detector(s) , Water Heater , Ceiling Fan(s) , Disposal , Garage Door Opener(s) , Microwave , Oven - Built In , Oven - Gas , Refrigerator

Special Info: Golf Community , Pets Allowed , Brighthouse Cable , High Speed Internet , Progress Energy , Small Pets Allowed

Master BR/BA: 2 Master Suites , Dual Sinks , Garden Tub , Walk-In Closet(s)
Style: Ranch
Heat/Cool: Cool - Central Air , Cool - Multi Unit , Heat - Heat Pump
Road Type: Private
Pool Type: Community
Const/Found: Concrete Blk/Stucco , Foundation - Slab
Comm Amen: Lighted Tennis , Clubhouse , Exercise Room , Golf Course , Near Shopping

Restrictions: Deed Restrictions

Rear Expo: E
Roof: Tile
Floor: Ceramic Tile
Sew/Water: Sewer - Public , Water - Public
Energy Feat: Programmable Thermostat
Lot Desc: Irregular , Acreage
Possession: At Close

Terms Avail: Cash , Conventional

Taxes: \$ 4,816.00	Tax Year: 2007	Homestead: No	Flood Plain: No
HOA/COA: Yes	Monthly Dues: \$0	Yearly Dues: \$253	Land Use: PDR
Elementary:	Middle:	High:	Agent Owned: No

Legal: BELMONT HILLS UNIT 2 PB 17 PG 97-98 LOT 14 BLK G

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www.naturecoastliving.com



Belmont Hills Premier Lot



Entry with trayed ceiling



Phenomenal Family Room



Custom Kitchen



Opulence all around



Spacious Open Layout



Formal Living Room



Master Bath Granite Counter



Master Bath Garden Tub



1 of 3.5 Bathrooms



Screened Paved Lanai



Premium 1 Acre Lot