

Residential
330581_Active

14 Bigleaf Court
Homosassa, FL 34446



(12)

L\$200,000



Cross Street:
County: Citrus
Subdivision: Sugarmill Woods
Beds: 3
Baths: 2
Waterfront: No
Waterfront Ft:
Private Pool: No
Apx. Lot Size: 115 x 120 x 278 x 120

Area: 22
Year Built: 2003
Apx. Acres: .54
Apx. SqFt Under Roof: 2,886
Apx. Liv. SqFt: 2,024
Sec/Twp/Rng: 21/ 20/ 18
Alt Key: 3207973
Garage: 2 Car Attached Garage , Drive - Concrete

Public Rems: Lushly landscaped, palatial Sugarmill Woods home privately situated on double cul-de-sac lot (.5+ acre). The double entry doors welcome you into a spacious Great Room boasting 10' ceilings. The master bedroom suite is a "must see" with lanai access, his/hers walk-in closets, dual vanities and snail shower. Think of the backyard entertaining you'll do on the paved patio with 31' screened lanai, waterfall and hot tub! Pick up the phone, it's time to see this one.

Directions: US 19 to SMW entrance (Cypress Blvd. W) to left on Cypress Blvd E to left on Black Willow St to Right on Big Leaf Ct. End of Cul-de-sac

APPROXIMATE ROOM DIMENSIONS

Living Rm: X	MBR: 12 X 17	Den: X	Screen Porch: 31 X 10
Great Room: 22 X 18	BR 2: 13 X 13	Florida Room: X	Lanai: X
Dining Room: 11 X 11	BR 3: 13 X 15	Laundry: X	Extra Rm 1: X
Kitchen: 17 X 10	BR 4: X	Garage: 24 X 25	Extra Rm 2: X
Family Room: X	Office: X	Workshop: X	Extra Rm 3: X

FEATURES

Waterfront:

Int Features: Blinds , Breakfast Bar , Ceiling - Vaulted , Counters - Laminate , Decorator Lights , Eat-In Kitchen , Great Room , Inside Laundry , Lanai , Open Floor Plan , Pantry , Plant Shelf , Pull Down Stairs , Split Floor Plan , Walk-In Closet(s) , Window Treatment(s) , Wood Cabinets

Ext Features: Courtyard , Door - Dbl. Entry , Fountain , Lanai , Landscape - Full , Lawn Sprinklers , Outdoor Lighting , Trees , Waterfall , Window - Sgl. Hung

Appliances: Cable , Ceiling Fan(s) , Dishwasher , Disposal , Dryer , Garage Door Opener(s) , Laundry Tub , Microwave Hood , Oven - Range , Refrigerator , Smoke Detector(s) , Washer , Water Heater

Special Info: Aerial Photo , Bighthouse Cable , DSL , Golf Community , High Speed Internet , HOA Disclosure , Pets Allowed , Progress Energy , Restrictions

Master BR/BA: 1 Master Suite , Dual Sinks , Shower Only , Walk-In Closet(s)

Style: Contemporary

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

Road Type: County

Pool Type: Hot Tub/Spa

Const/Found: Concrete Blk/Stucco

Comm Amen: Clubhouse , Exercise Room , Golf Course , Lighted Tennis , Near Shopping

Restrictions: Deed Restrictions

Rear Expo: E

Roof: Asphalt/Fiberglass Shgl

Floor: Carpet , Ceramic Tile

Sew/Water: Sewer - Public , Water - Public

Energy Feat: Extra Insulation , Humidistat

Lot Desc: 2+ Lots , Cul-de-Sac , Room for Pool

Possession: At Close

Terms Avail: Cash , Conventional , FHA , VA

Taxes: \$ 2,575.69

Tax Year: 2008

Homestead: Yes

Flood Plain: No

HOA/COA: Yes

Monthly Dues: \$0

Yearly Dues: \$85

Land Use: PDR

Elementary: Lecanto Primary

Middle: Lecanto

High: Lecanto

Agent Owned: No

Legal: SUGARMILL WOODS CYPRESS VLG PB 9 PG 86 LOTS 21 & 22 BLK 85

Prepared by: Steven McClory

Email : info@naturecoastliving.com



Exit Realty Leaders - Crystal River

Off. Ph# : (352) 794-0888

730 N. Suncoast Blvd.

Agt. Ph# : (352) 697-0761

Crystal River, FL 34429

Cell Ph# : (352) 422-3998



www.naturecoastliving.com

Photo Gallery MLS# 330581A



Palatial Home on Double Lot



Sugarmill Woods Lush Landscape



Backyard Courtyard Hot Tub



Double Door Entry Formal DR



Great Room wVaulted Ceilings



Master BR Suite

--- Information herein deemed reliable but not guaranteed ---
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Photo Gallery MLS# 330581A



Light Bright Kitchen



Guest Bath



Guest Bedroom



Loads of Cabinets



Great Room



Cul de Sac Privacy

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