Residentia 330241 _A				Custom						
330241 _A				Youngtree		Vit	E (1	2)	١¢٠	192,000
	Active			<u>nto, FL 3</u>	<u>34461</u>			<u></u>	ĽΨ	72,000
the state of the	and a state of the	Cross Count	Street:	W Dayflowe Citrus	r Pt	Area: Year Bu		23 2001		
			y: vision:	Crystal Oak	•			35		
	-BEAR	Beds:	/151011.	4	5	Apx. Ac				
-	A. A.	and the second se						Roof: 3,176		
and the second		Baths: Water		3 No			. SqFt: 2			
			front:	INO		Alt Key:		81/ 18/ 18 2936941		
A DECKED			e Pool:	No		Garage:			Coroao	Drivo
	the second se				195 x 106 x 120	Garage.		Car Attached	Galage,	Drive -
Public Rems: Directions:	Ready for new or freshly painted. F bookcases, and I clubhouse, swim public sewer and Hwy 44 W - turn cul-de-sac.	Features include lots of storage sp ming pool, lighte I water.	luxurious bace. Crys d shuffleb	Master Suite tal Oaks also oard and ten	, wood burning f o offers residents nis. Other comm	fireplace, ove s the added b nunity amenit	rsized kite enefit of ies includ	chen cabinets, a private recrea e a secured bo	3 car gara ation cente at/RV stor	ige, built-in er including rage area,
			APPRO	XIMATE		ENSIONS				
iving Rm:	12 X 15	MBR:	12 X 17	De	en:	Х	Sc	reen Porch:	Х	
Great Room:	13 X 21	BR 2:	11 X 11	Fle	orida Room:	X		nai:	8 X 18	
Dining Room:	12 X 13	BR 3:	11 X 13	La	undry:	6 X 8	Ex	tra Rm 1:	Х	
(itchen:	12 X 22	BR 4:	10 X 13		arage:	22 X 27	Ex	tra Rm 2:	Х	
amily Room:	X	Office:	Х	W	orkshop:	Х	Ex	tra Rm 3:	Х	
				FEA	TURES					
Ext Features: Appliances:	Blinds, Book Case Formal Dining Roc Walk-In Closet(s), Door - Dbl. Entry, Cable, Ceiling Far Detector(s), Stack	om , Great Room , Window Treatm Door - Sliding G n(s) , Dishwashe & Washer/Dryer ,	, Inside L ent(s) , W lass , Entr r , Disposa Water He	aundry , Lan lood Cabinets ry - Ground L al , Garage D eater	ai , Living Room s .evel , Lanai , La	n , Open Floo andscape - Fi	r Plan , P Ill , Lawn	antry , Plant Sh Sprinklers , Tre	nelf, Split	Floor Plan ,
	Aerial Photo . Hidr	Speed Internet	. Restriction	ons . Seller F	Prop Disclosure			0	efrigerator	r, Smoke
Special Info:	. 1 Master Suite , I	Dual Sinks , Garo	den Tub ,	Master on	Prop Disclosure Rear Expo:	E			efrigerator	r, Smoke
Special Info: Master BR/BA	. 1 Master Suite , I Main , Separate	Dual Sinks , Garo	den Tub ,	Master on	•		eralass S		efrigerator	r, Smoke
Special Info:	: 1 Master Suite , I Main , Separate Ranch	Dual Sinks , Garo Tub/Shower , Wa	den Tub , alk-In Clos	Master on	Rear Expo:	Asphalt/Fit			efrigerator	r, Smoke
Special Info: Master BR/BA Style:	. 1 Master Suite , I Main , Separate	Dual Sinks , Garo Tub/Shower , Wa	den Tub , alk-In Clos	Master on	Rear Expo: Roof:	Asphalt/Fit Carpet , Co	eramic Til	ihgl e , Laminate	efrigerato	r, Smoke
Special Info: Master BR/BA Style: Heat/Cool: Road Type: Pool Type:	: 1 Master Suite, I Main, Separate Ranch Cool - Central Air County, Paved Community	Dual Sinks , Gard Tub/Shower , Wa r , Heat - Heat Pu	den Tub , alk-In Clos ump	Master on	Rear Expo: Roof: Floor: Sew/Water: Energy Feat	Asphalt/Fit Carpet , Co Sewer - Pu	eramic Til blic , Wat	ihgl e , Laminate	efrigerato	r, Smoke
Special Info: Master BR/BA Style: Heat/Cool: Road Type: Pool Type: Const/Found:	: 1 Master Suite, I Main, Separate Ranch Cool - Central Air County, Paved Community Concrete Blk/Stu	Dual Sinks , Gard Tub/Shower , Wa r , Heat - Heat Pu cco , Foundation	den Tub , alk-In Clos ump i - Slab	Master on	Rear Expo: Roof: Floor: Sew/Water: Energy Feat Lot Desc:	Asphalt/Fit Carpet , Co Sewer - Pu :: Cul-de-Sao	eramic Til blic , Wat	ihgl e , Laminate	efrigerato	r, Smoke
Special Info: Master BR/BA Style: Heat/Cool: Road Type: Pool Type: Const/Found: Comm Amen:	: 1 Master Suite, I Main, Separate Ranch Cool - Central Air County, Paved Community Concrete Blk/Stu Clubhouse, Ligh	Dual Sinks , Gard Tub/Shower , Wa r , Heat - Heat Pu ccco , Foundation ted Tennis , Shu	den Tub , alk-In Clos ump i - Slab ffleboard	Master on	Rear Expo: Roof: Floor: Sew/Water: Energy Feat Lot Desc: Possession:	Asphalt/Fit Carpet , Co Sewer - Pu :: Cul-de-Sao : At Close	eramic Til blic , Wat	ihgl e , Laminate er - Public	efrigerato	r, Smoke
Special Info: Master BR/BA Style: Heat/Cool: Road Type: Pool Type: Const/Found: Comm Amen: Restrictions:	: 1 Master Suite, I Main, Separate Ranch Cool - Central Air County, Paved Community Concrete Blk/Stu Clubhouse, Ligh Deed Restriction	Dual Sinks , Garr Tub/Shower , Wa r , Heat - Heat Pu Icco , Foundation Ited Tennis , Shu s , Other See Re	den Tub , alk-In Clos ump i - Slab ffleboard marks	Master on set(s)	Rear Expo: Roof: Floor: Sew/Water: Energy Feat Lot Desc: Possession: Terms Avail	Asphalt/Fit Carpet, Co Sewer - Pu : Cul-de-Sao : At Close : Cash, Cor	eramic Til blic , Wat	hgl e , Laminate er - Public , FHA , VA		- , Smoke
Special Info: Master BR/BA Style: Heat/Cool: Road Type: Pool Type: Const/Found: Comm Amen: Restrictions: Faxes:	: 1 Master Suite, I Main, Separate Ranch Cool - Central Air County, Paved Community Concrete Blk/Stu Clubhouse, Ligh Deed Restriction \$ 1,880.00	Dual Sinks , Garr Tub/Shower , Wa r , Heat - Heat Pu Icco , Foundation ted Tennis , Shu s , Other See Re Tax Yea	den Tub , alk-In Clos ump - Slab ffleboard marks r:	Master on set(s) 2008	Rear Expo: Roof: Floor: Sew/Water: Energy Feat Lot Desc: Possession: Terms Avail Homesto	Asphalt/Fit Carpet, Co Sewer - Pu : Cul-de-Sao : At Close : Cash, Cor ead: Yes	eramic Til blic , Wat	ingl e , Laminate er - Public , FHA , VA Flood Plain:	No	
Special Info: Master BR/BA Style: Heat/Cool: Road Type: Pool Type: Const/Found: Comm Amen: Restrictions: Taxes:	: 1 Master Suite, I Main, Separate Ranch Cool - Central Air County, Paved Community Concrete Blk/Stu Clubhouse, Ligh Deed Restriction: \$ 1,880.00 No	Dual Sinks , Gard Tub/Shower , Wa r , Heat - Heat Po Icco , Foundation ted Tennis , Shu s , Other See Re Tax Yea Monthly	den Tub , alk-In Clos ump - Slab ffleboard marks r:	Master on set(s) 2008 \$	Rear Expo: Roof: Floor: Sew/Water: Energy Feat Lot Desc: Possession: Terms Avail Homesto Yearly D	Asphalt/Fit Carpet, Co Sewer - Pu Cul-de-Sao Cul-de-Sao Cash, Cor ead: Yes Dues: \$	eramic Til blic , Wat ; ventional	hgl e , Laminate er - Public , FHA , VA Flood Plain: Land Use:	No	
Special Info: Master BR/BA Style: Heat/Cool: Road Type: Cool Type: Const/Found: Comm Amen: Restrictions: Taxes: HOA/COA: Elementary:	: 1 Master Suite , I Main , Separate Ranch Cool - Central Air County , Paved Community Concrete Blk/Stu Clubhouse , Ligh Deed Restriction \$ 1,880.00 No Rock Crusher	Dual Sinks , Garr Tub/Shower , Wa r , Heat - Heat Pu icco , Foundation ited Tennis , Shu s , Other See Re Tax Yea Monthly Middle:	den Tub , alk-In Clos ump i - Slab ffleboard marks r: Dues:	Master on set(s) 2008 \$ Crystal Rive	Rear Expo: Roof: Floor: Sew/Water: Energy Feat Lot Desc: Possession: Terms Avail Homesto Yearly D	Asphalt/Fit Carpet, Co Sewer - Pu Cul-de-Sao Cul-de-Sao Cash, Cor ead: Yes Dues: \$	eramic Til blic , Wat	ingl e , Laminate er - Public , FHA , VA Flood Plain:	No	
Special Info: Master BR/BA Style: Heat/Cool: Road Type: Cool Type: Const/Found: Comm Amen: Restrictions: Taxes: HOA/COA: Elementary:	: 1 Master Suite, I Main, Separate Ranch Cool - Central Air County, Paved Community Concrete Blk/Stu Clubhouse, Ligh Deed Restriction \$ 1,880.00 No Rock Crusher STAL OAKS EIGHT	Dual Sinks , Garr Tub/Shower , Wa r , Heat - Heat Pu icco , Foundation ited Tennis , Shu s , Other See Re Tax Yea Monthly Middle:	den Tub , alk-In Clos ump i - Slab ffleboard marks r: Dues: PG 96-98	2008 Crystal Rive LOT 265	Rear Expo: Roof: Floor: Sew/Water: Energy Feat Lot Desc: Possession: Terms Avail Homesto Yearly D High:	Asphalt/Fit Carpet, Co Sewer - Pu Cul-de-Sao : At Close : Cash, Cor ead: Yes Dues: \$ Cryst	eramic Til blic , Wat ventional al River	hgl e , Laminate er - Public , FHA , VA Flood Plain: Land Use:	No	
Special Info: Master BR/BA Style: Heat/Cool: Road Type: Cool Type: Const/Found: Comm Amen: Restrictions: Faxes: HOA/COA: Elementary:	: 1 Master Suite , I Main , Separate Ranch Cool - Central Air County , Paved Community Concrete Blk/Stu Clubhouse , Ligh Deed Restriction \$ 1,880.00 No Rock Crusher STAL OAKS EIGHT Prepared	Dual Sinks , Gard Tub/Shower , Wa r , Heat - Heat Pu icco , Foundation ted Tennis , Shu s , Other See Re Tax Yea Monthly Middle: TH ADDN PB 16	den Tub , alk-In Clos ump i - Slab ffleboard marks r: Dues: PG 96-98 Clory	Master on set(s) 2008 \$ Crystal Rive LOT 265	Rear Expo: Roof: Floor: Sew/Water: Energy Feat Lot Desc: Possession: Terms Avail Homesto Yearly D	Asphalt/Fit Carpet , Co Sewer - Pu Cul-de-Sac At Close Cash , Cor ead: Yes Dues: \$ Cryst aturecoastlivi	eramic Til blic , Wat ventional al River	hgl e , Laminate er - Public , FHA , VA Flood Plain: Land Use:	No	
Special Info: Master BR/BA Style: Heat/Cool: Road Type: Cool Type: Const/Found: Comm Amen: Restrictions: Faxes: HOA/COA: Elementary:	: 1 Master Suite , I Main , Separate Ranch Cool - Central Air County , Paved Community Concrete Blk/Stu Clubhouse , Ligh Deed Restriction: \$ 1,880.00 No Rock Crusher STAL OAKS EIGHT Prepared Exit Realt	Dual Sinks , Gard Tub/Shower , Wa r , Heat - Heat Pu ted Tennis , Shu s , Other See Re Tax Yea Monthly Middle: TH ADDN PB 16 by: Steven McC	den Tub , alk-In Clos ump i - Slab ffleboard marks r: Dues: PG 96-98 Clory	Master on set(s) 2008 \$ Crystal Rive LOT 265	Rear Expo: Roof: Floor: Sew/Water: Energy Feat Lot Desc: Possession: Terms Avail Homeste Yearly D er High: Email : info@na	Asphalt/Fit Carpet, Co Sewer - Pu : Cul-de-Sao : At Close : Cash, Cor ead: Yes Dues: \$ Cryst aturecoastlivi	eramic Til blic , Wat ventional al River	hgl e , Laminate er - Public , FHA , VA Flood Plain: Land Use:	No	
Special Info: Master BR/BA Style: Heat/Cool: Road Type: Cool Type: Const/Found: Comm Amen: Restrictions: Taxes: HOA/COA: Elementary:	: 1 Master Suite, I Main, Separate Ranch Cool - Central Air County, Paved Community Concrete Blk/Stu Clubhouse, Ligh Deed Restriction \$ 1,880.00 No Rock Crusher STAL OAKS EIGHT Prepared Exit Realt 730 N. Su	Dual Sinks , Gard Tub/Shower , Wa r , Heat - Heat Pu icco , Foundation ited Tennis , Shu s , Other See Re Tax Yea Monthly Middle: TH ADDN PB 16 by: Steven McC cy Leaders - Cry	den Tub , alk-In Clos ump i - Slab ffleboard marks r: Dues: PG 96-98 Clory	Master on set(s) 2008 \$ Crystal Rive LOT 265	Rear Expo: Roof: Floor: Sew/Water: Energy Feat Lot Desc: Possession: Terms Avail Homeste Yearly D er High: Email : info@na	Asphalt/Fit Carpet , Cr Sewer - Pu Cul-de-Sao At Close Cash , Cor ead: Yes Dues: \$ Cryst aturecoastlivi) 794-0888	eramic Til blic , Wat ventional al River	ingl e , Laminate er - Public , FHA , VA Flood Plain: Land Use: Agent Owne	No PDF d: No	
apecial Info: laster BR/BA ityle: leat/Cool: cool Type: cool Type: cool Type: coort/Found: cort/Found: cort/Found: cort/Found: cort/Found: cort/Found: const/Found: cont/Foun	: 1 Master Suite, I Main, Separate Ranch Cool - Central Air County, Paved Community Concrete Blk/Stu Clubhouse, Ligh Deed Restriction \$ 1,880.00 No Rock Crusher STAL OAKS EIGHT Prepared Exit Realt 730 N. Su	Dual Sinks , Gard Tub/Shower , Wa r , Heat - Heat Pu icco , Foundation ted Tennis , Shu s , Other See Re Tax Yea Monthly Middle: TH ADDN PB 16 by: Steven McC sy Leaders - Cry ncoast Blvd. iver, FL 34429	den Tub , alk-In Clos ump i - Slab ffleboard marks r: Dues: PG 96-98 Clory stal River	Master on set(s) 2008 \$ Crystal Rive LOT 265	Rear Expo: Roof: Floor: Sew/Water: Energy Feat Lot Desc: Possession: Terms Avail Homeste Yearly D er High: Email : info@na Off. Ph# : (352) Agt. Ph# : (352)	Asphalt/Fit Carpet, Co Sewer - Pu Cul-de-Sao At Close Cash, Cor ead: Yes Dues: \$ Cryst aturecoastlivi) 794-0888 2) 697-0761) 422-3998	eramic Til blic , Wat ventional al River ng.com	ingl e , Laminate er - Public , FHA , VA Flood Plain: Land Use: Agent Owne	No PDF d: No No No	

Photo Gallery MLS# 330241A



Crystal Oaks Beauty



Elegant Double Entry Doors



Expansive Formal DiningLiving



Note the lush new sod!



Grand Entry to Great Room



Loads of Cabinets Pantry Too

---- Information herein deemed reliable but not guaranteed ----REALTORS ® Association of Citrus County, Inc. 04/15/2009 08:02 AM

Photo Gallery MLS# 330241A



Cozy Fireplace Built Ins



Kitchen Opens to Great Room



Great Room to Entry



Pool Bath



Lanai with private back yard



Just like new!

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