

Residential  
339297\_Active615 W Sunbird Path  
Hernando, FL 34442

(12)

L\$99,900 

**Cross Street:**  
**County:** Citrus  
**Subdivision:** Forest Ridge  
**Beds:** 2  
**Baths:** 2  
**Waterfront:** No  
**Waterfront Ft:**  
**Private Pool:** No  
**Apx. Lot Size:** 50 x 125

**Area:** 08  
**Year Built:** 1996  
**Apx. Acres:** .14  
**Apx. SqFt Under Roof:** 1,996  
**Apx. Liv. SqFt:** 1,327  
**Sec/Twp/Rng:** 24/ 18S/ 18E  
**Alt Key:** 2796600  
**Garage:** 2 Car Attached Garage

**Public Rems:** Forest Ridge Village, maintenance free living. Detached Villa located at the heart of Citrus County. Close to all amenities. Landscaping, exterior painting, roof, community pool and clubhouse are all taken care of by the association. Never mow your lawn again! Citrus Hills Social Membership available. Original owners.

**Directions:** Hwy 486 or Hwy 491 to Forest Ridge Blvd. Turn onto Sunbird Path (directly across from Forest Ridge Elementary). 4th Villa on right, see sign.

**APPROXIMATE ROOM DIMENSIONS**

<b>Living Rm:</b> 17 X 17	<b>MBR:</b> 12 X 17	<b>Den:</b> X	<b>Screen Porch:</b> X
<b>Great Room:</b> X	<b>BR 2:</b> 10 X 13	<b>Florida Room:</b> X	<b>Lanai:</b> 10 X 8
<b>Dining Room:</b> 10 X 11	<b>BR 3:</b> X	<b>Laundry:</b> X	<b>Extra Rm 1:</b> X
<b>Kitchen:</b> 11 X 12	<b>BR 4:</b> X	<b>Garage:</b> 18 X 19	<b>Extra Rm 2:</b> X
<b>Family Room:</b> X	<b>Office:</b> X	<b>Workshop:</b> X	<b>Extra Rm 3:</b> X

**FEATURES****Waterfront:**

**Int Features:** Blinds , Breakfast Bar , Ceiling - Cathedral , Counters - Laminate , Lanai , Window Treatment(s)

**Ext Features:** Entry - Ground Level , Lanai , Landscape - Full , Lawn Sprinklers , Outdoor Lighting , Window - Sgl. Hung

**Appliances:** Ceiling Fan(s) , Dishwasher , Dryer , Garage Door Opener(s) , Oven - Range , Refrigerator , Security System , Washer , Water Heater

**Special Info:** HOA Disclosure , Progress Energy , Restrictions , Seller Prop Disclosure , Title Insurance , Warranty - None

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

**Style:** Detached Villa

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

**Road Type:** Private

**Pool Type:** Community

**Const/Found:** Concrete Blk/Stucco

**Comm Amen:** Clubhouse

**Restrictions:** Deed Restrictions

**Rear Expo:** N

**Roof:** Asphalt/Fiberglass Shgl

**Floor:** Carpet , Ceramic Tile , Vinyl

**Sew/Water:** Sewer - Public , Water - Public

**Energy Feat:** Humidistat

**Lot Desc:** Flat

**Possession:** At Close

**Terms Avail:** Cash , Conventional , FHA , VA

**Taxes:** \$ 1,483.73

**Tax Year:** 2009

**Homestead:** No

**Flood Plain:** No

**HOA/COA:** Yes

**Monthly Dues:** \$155

**Yearly Dues:** \$1,860

**Land Use:** PDR

**Elementary:** Forest Ridge

**Middle:** Citrus Springs

**High:** Lecanto

**Agent Owned:** No

**Legal:** FOREST RIDGE VILLAGE PB 15 PG 140 LOT 4 BLK B

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**Crystal River, FL 34429**

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<http://www.naturecoastliving.com>

Photo Gallery MLS# 339297A



Forest Ridge Village



Living Room to Lanai



Kitchen to Dining



Dining Nook



Master Suite



Master Suite

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Photo Gallery MLS# 339297A



**Kitchen**



**Guest Bedroom**



**Guest Bath**



**Lanai**



**Maintenance Free Living**



**Forest Ridge Detached Villa**

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