

Condo/Villa/Townhome
337116_Active

11592 W Kingfisher Ct.
Crystal River, FL 34429



L\$99,900



Cross Street:		Area:	17
County:	Citrus	Year Built:	1973
Subdivision:	Bay Villas	Apx. Acres:	
Beds:	2	Apx. SqFt Under Roof:	1,600
Baths:	2	Apx. Liv. SqFt:	1,600
Waterfront:	Yes	Sec/Twp/Rng:	30/ 18S/ 17E
Waterfront Ft:		Alt Key:	1096219
Private Pool:	No	Garage:	Unassigned
Apx. Lot Size:	Canal Front Condo End Unit	Unit:	186
Condo Name:	Bay Villas/The Islands Condos		

Public Rems: NEW PRICE! Canal Front, End Unit in The Islands Condominiums. Fully furnished and appointed, ready to start vacationing. Meticulously maintained condo and community. Ready to enjoy the maintenance-free Florida waterfront lifestyle?

Directions: 44 W (FT ISLAND TRAIL) TURN LEFT @ THE ISLANDS / DIXIE SHORES JUST BEFORE TENNIS COURTS TURN LEFT ONTO KINGFISHER. END UNIT ON RIGHT

APPROXIMATE ROOM DIMENSIONS

Living Rm:	20 X 19	MBR:	16 X 16	Den:	X	Screen Porch:	X
Great Room:	X	BR 2:	14 X 11	Florida Room:	14 X 10	Lanai:	X
Dining Room:	X	BR 3:	X	Laundry:	X	Extra Rm 1:	X
Kitchen:	16 X 10	BR 4:	X	Garage:	X	Extra Rm 2:	X
Family Room:	X	Office:	X	Workshop:	X	Extra Rm 3:	X

FEATURES

Waterfront: Gulf Access , Salt Water Canal , Seawall

Int Features: Breakfast Bar , Ceiling - Standard , Counters - Laminate , Window Treatment(s)

Ext Features:

Appliances: Dishwasher , Oven - Range , Refrigerator , Water Heater

Special Info:

Master BR/BA:

Style: Other See Remarks

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

Road Type:

Pool Type: Community , In Ground

Const/Found: Concrete Blk/Stucco

Comm Amen: Clubhouse , Lighted Tennis , Near Shopping , Tennis Court(s)

Restrictions: Deed Restrictions

Condo Fees:

Rear Expo: E

Roof: Tile

Floor: Carpet , Ceramic Tile , Vinyl

Sew/Water: Sewer - Public , Water - Public

Energy Feat:

Lot Desc: Waterfront

Possession: At Close

Terms Avail: Cash , Conventional , FHA , VA

Taxes: \$ 2,224.00

HOA/COA: Yes

Elementary:

Tax Year: 2009

Monthly Dues: \$540

Middle:

Homestead: No

Yearly Dues: \$6,480

High:

Flood Plain: Yes

Zoning: CLR

Agent Owned: No

Legal: THE BAY VILLAS BLDG 32, 33, 34, 35 & 36 CONDO UNIT 186 DESC IN OR BK 669 PG 818

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<http://www.naturecoastliving.com>

Photo Gallery MLS# 337116A



The Islands Condominiums



Waterfront End Unit



Dining Kitchen



Living Room



Master Bedroom



Guest Bedroom

--- Information herein deemed reliable but not guaranteed ---
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Photo Gallery MLS# 337116A



Waterview Florida Room



Kitchen fully stocked



Tranquil Water Views



Ready for a swim



Maybe a swim after tennis



Maybe a drink after the swim