

Residential  
341054\_Active5683 W Hunters Ridge Circle  
Lecanto, FL 34461L\$199,400 

**Cross Street:**  
**County:** Citrus  
**Subdivision:** Crystal Oaks  
**Beds:** 4  
**Baths:** 2  
**Waterfront:** No  
**Waterfront Ft:**  
**Private Pool:** No  
**Apx. Lot Size:** 73 x 135 x 110 x 125

**Area:** 23  
**Year Built:** 2000  
**Apx. Acres:** .29  
**Apx. SqFt Under Roof:** 3,484  
**Apx. Liv. SqFt:** 2,674  
**Sec/Twp/Rng:** 31/ 18S/ 18E  
**Alt Key:** 2937149  
**Garage:** 3 Car Attached Garage , Drive - Concrete

**Public Rems:** Hunter's Ridge of Crystal Oaks offers a true Gated Community. Custom built, original owners. Move-in ready, beautifully appointed with Extras and Upgrades galore. Private backyard will never have neighbors. 4BR, 2BA, 3 Car Garage. Over 2,600 spacious sq ft of living area. Crystal Oaks also offers residents the added benefit of a private recreation center including clubhouse, swimming pool, shuffleboard and tennis for an unbeatable \$185/year. Sellers paying 2010 Association Dues and Clubhouse Dues for the lucky buyer.

**Directions:** 19S TO EAST ON VENABLE ST.(Home Depot) THROUGH LIGHT AT ROCKCRUSHER BECOMES CRYSTAL OAKS BLVD CONTINUE ON TO HUNTERS RIDGE CIRCLE ON LEFT. OR HWY 44 E FROM CRYSTAL RIVER TURN RIGHT ONTO CRYSTAL OAKS B

## APPROXIMATE ROOM DIMENSIONS

<b>Living Rm:</b> 21 X 14	<b>MBR:</b> 19 X 13	<b>Den:</b> X	<b>Screen Porch:</b> X
<b>Great Room:</b> X	<b>BR 2:</b> 13 X 11	<b>Florida Room:</b> X	<b>Lanai:</b> 18 X 13
<b>Dining Room:</b> 14 X 12	<b>BR 3:</b> 13 X 11	<b>Laundry:</b> 13 X 6	<b>Extra Rm 1:</b> X
<b>Kitchen:</b> X	<b>BR 4:</b> 15 X 11	<b>Garage:</b> 28 X 20	<b>Extra Rm 2:</b> X
<b>Family Room:</b> 20 X 16	<b>Office:</b> X	<b>Workshop:</b> X	<b>Extra Rm 3:</b> X

## FEATURES

**Waterfront:**

**Int Features:** Blinds , Breakfast Bar , Ceiling - Vaulted , Counters - Pass Thru , Counters - Solid Surface , Drapes , Eat-In Kitchen , Family Room , Formal Dining Room , Inside Laundry , Lanai , Living Room , Pantry , Plant Shelf , Pull Down Stairs , Split Floor Plan , Window Treatment(s) , Wood Cabinets

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

**Appliances:** Cable , Dishwasher , Disposal , Dryer , Garage Door Opener(s) , Jetted Tub , Microwave Hood , Oven - Range , Refrigerator , Security System , Smoke Detector(s) , Washer

**Special Info:** Brighthouse Cable , High Speed Internet , HOA Disclosure , Pets Allowed , Restrictions , Seller Prop Disclosure , Small Pets Allowed , Title Insurance , Withlacooche Electric

**Master BR/BA:** 1 Master Suite , Dual Sinks , Jetted Tub , Separate Tub/Shower , Walk-In Closet(s)

**Rear Expo:** W

**Style:** Contemporary

**Roof:** Asphalt/Fiberglass Shgl

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

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

**Road Type:** Private

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

**Pool Type:** Community

**Energy Feat:** Heat Recovery Unit , Ridge Vents

**Const/Found:** Concrete Blk/Stucco , Foundation - Slab

**Lot Desc:** Room for Pool

**Comm Amen:** Billiard Room , Clubhouse , Lighted Tennis , Shuffleboard

**Possession:** At Close

**Restrictions:** Deed Restrictions

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

**Taxes:** \$ 1,855.74

**Tax Year:** 2009

**Homestead:** Yes

**Flood Plain:** No

**HOA/COA:** Yes

**Monthly Dues:** \$0

**Yearly Dues:** \$257

**Zoning:** PDR

**Elementary:** Rock Crusher

**Middle:** Crystal River

**High:** Crystal River

**Agent Owned:** No

**Legal:** CRYSTAL OAKS EIGHTH ADDN PB 16 PG 96 LOT 289

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<http://www.naturecoastliving.com>

Photo Gallery MLS# 341054A



4BR 2BA 3 CG Hunters Ridge



Formal Living Room



Formal Living to Double Entry



Kitchen with Custom Cabinets



Corian Counters and Pull Outs



Sunshine on your Lanai

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Photo Gallery MLS# 341054A



Family Room



4th BR makes a great office



Master Suite has Jacuzzi Tub



Tranquil Views from Guest BR



Guest BRs have walk in closets



Exceptional lot no rear neighb

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