

**Vacant Land**  
**340531 \_Active**

**302 NW 12th Ave**  
**Crystal River, FL 34428**



(12)

**L\$295,000**



**Cross Street:** Magnolia Cir  
**County:** Citrus  
**Waterfront:** Yes  
**Subdivision:** Bunts Point  
**Waterfront Ft:** 84  
**Road Front:** 90  
**Apx. Lot Size:** 90 x 221 x 84 x 155

**Rear Exposure:** W  
**Area:** 16  
**Sec/Twp/Rng:** 20/ 18S/ 17E  
**Apx. Acres:** .35  
**Alt Key:** 1065992

**Public Rems:** One of the few excellent Waterfront Lots still available. 4 lots off the Crystal River. Cleared, filled and Seawall in place. Ready to build your Waterfront Dream Home!

**Directions:** 19 N to left on NW 6th to left on Magnolia Circle bear right onto NW 12th Ave. 1st vacant lot on right, look for sign.

#### FEATURES

**Waterfront:** Seawall  
**On Site Util:** None  
**Avail Utilities:** Electric-Progress Energy , Public Water , Sewer , Telephone  
**Special Info:** Aerial Photo , Survey

**Lot Desc:** Waterfront  
**Buildings:** None  
**Comm Amen:**  
**Road Type:** County  
**Restrictions:**  
**Condo Fees:**

**Zoning:** Single Family Residential  
**Sewer/Water:** Sewer - Public , Water - Public  
**Fencing:**  
**Possession:** At Close  
**Terms Avail:** Cash , Conventional

**Taxes:** \$ 2,756.01      **Tax Year:** 2009      **Homestead:** No      **Flood Plain:** Yes  
**HOA:** No      **Monthly Dues:** \$      **Yearly Dues:** \$      **Zoning:** R1AA  
**Elementary:** Crystal River Primary      **Middle:** Crystal River      **High:** Crystal River      **Agent Owned:** No

**Legal:** BUNTS PT UNREC SUB LOT 17 DESC IN OR BK 851 PG 1838 & PB IN OR BK 868 PG 2191

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<http://www.naturecoastliving.com>

Photo Gallery MLS# 340531A



Ready to Build has Seawall



Right off The Crystal River



Filled and Cleared



4 Lots from The Crystal River

---- Information herein deemed reliable but not guaranteed ----  
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Photo Gallery MLS# 340531A



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