

Residential  
342570 \_Active11 50th St  
Yankeetown, FL 34498

(12)

L\$175,000 

**Cross Street:**  
**County:** Levy  
**Subdivision:**  
**Beds:** 2  
**Baths:** 1  
**Waterfront:** No  
**Waterfront Ft:**  
**Private Pool:** No  
**Apx. Lot Size:** 100 x 126.4

**Area:** 15  
**Year Built:** 2004  
**Apx. Acres:** .29  
**Apx. SqFt Under Roof:** 2,480  
**Apx. Liv. SqFt:** 1,008  
**Sec/Twp/Rng:** 05/ 17/ 16  
**Alt Key:** Levy Co  
**Garage:** 2 Car Attached Garage , Boat Parking , Drive - Concrete , Workshop

**Public Rems:** Features and Upgrades Galore, call for complete list. This Yankeetown Florida home is minutes from boat ramp - Granite Kitchen w/maple cabinets, crown molding - Custom courtyard with summer kitchen, fireplace, hot tub, misting system - Beautifully appointed, ready to move in - 40' x 23' Garage/Workshop, fully insulated - Storage Shed w/fish cleaning station - This home is an absolute delight!

**Directions:** From Hwy 19 N in Inglis, Left on Hwy 40 W, Left on 50th Street to home on Right

**APPROXIMATE ROOM DIMENSIONS**

<b>Living Rm:</b> 14 X 11	<b>MBR:</b> X	<b>Den:</b> X	<b>Screen Porch:</b> 8 X 24
<b>Great Room:</b> X	<b>BR 2:</b> 15 X 11	<b>Florida Room:</b> X	<b>Lanai:</b> X
<b>Dining Room:</b> 9 X 18	<b>BR 3:</b> 11 X 9	<b>Laundry:</b> 5 X 8	<b>Extra Rm 1:</b> X
<b>Kitchen:</b> 14 X 9	<b>BR 4:</b> X	<b>Garage:</b> 40 X 23	<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 , Ceiling - Cathedral , Counters - Solid Surface , Counters - Stone , Decorator Lights , Eat-In Kitchen , Fireplace - Wood , Gourmet Kitchen , Inside Laundry , Living Room , Window Treatment(s) , Wood Cabinets

**Ext Features:** Barbecue , Courtyard , Entry - 2nd Floor , Fenced Yard , Fountain , Landscape - Full , Lawn Sprinklers , Outdoor Lighting , Porch - Screened , Shed/Utility Bldg , Slab , Summer Kitchen , Window - Sgl. Hung , Workshop

**Appliances:** Bar Refrigerator , Cable , Ceiling Fan(s) , Dishwasher , Dryer , Garage Door Opener(s) , Laundry Tub , Microwave Hood , Outdoor Grill , Oven - Range , Refrigerator , Smoke Detector(s) , Washer , Water Filter Owned , Water Heater , Water Softener Owned

**Special Info:** Aerial Photo , Elevation Letter , High Speed Internet , Pets Allowed , Survey , Title Insurance

**Master BR/BA:**

**Style:** 2+ Story

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

**Road Type:** County

**Pool Type:** None

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

**Comm Amen:** Boat Dock , Boat Ramp

**Restrictions:** No Restrictions

**Rear Expo:** W

**Roof:** Metal

**Floor:** Ceramic Tile , Laminate

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

**Energy Feat:** Extra Insulation , Ridge Vents , Thermal Glass Windows

**Lot Desc:** 2+ Lots , Non-Waterfront

**Possession:** At Close

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

**Taxes:** \$ 1,089.00

**HOA/COA:** No

**Elementary:** Yankeetown

**Tax Year:** 2009

**Monthly Dues:** \$

**Middle:** Yankeetown

**Homestead:** Yes

**Yearly Dues:** \$

**High:** Dunnellon

**Flood Plain:** Yes

**Zoning:**

**Agent Owned:** No

**Legal:** SEC: 05, TWP: 17, RNG: 16 05-17-16 YANKEETOWN BLK 20 LOT 3 ZONED SINGLE FAMILY R (0100)

**Prepared by:** Steven McClory

**Email :** info@naturecoastliving.com



**Exit Realty Leaders - Crystal River**

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<http://www.naturecoastliving.com>

Photo Gallery MLS# 342570A



11 50th St Yankeetown



Kitchen



Living Room



Dining Room



Master Bedroom



Guest Bedroom

--- Information herein deemed reliable but not guaranteed ---  
REALTORS® Association of Citrus County, Inc.  
08/06/2010 11:31 AM

Photo Gallery MLS# 342570A



**Bathroom**



**Hallway**



**Screened Porch**



**Courtyard**



**Courtyard**



**Fireplace**

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**Pool Type:** None

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**Comm Amen:** Boat Dock , Boat Ramp

**Restrictions:** No Restrictions

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**Roof:** Metal

**Floor:** Ceramic Tile , Laminate

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**Energy Feat:** Extra Insulation , Ridge Vents , Thermal Glass Windows

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**Possession:** At Close

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Photo Gallery MLS# 342570A



11 50th St Yankeetown



Kitchen



Living Room



Dining Room



Master Bedroom



Guest Bedroom

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Screened Porch



Courtyard



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**Pool Type:** None

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**Comm Amen:** Boat Dock , Boat Ramp

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**Roof:** Metal

**Floor:** Ceramic Tile , Laminate

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Photo Gallery MLS# 342570A



11 50th St Yankeetown



Kitchen



Living Room



Dining Room



Master Bedroom



Guest Bedroom

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Kitchen



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**Bathroom**



**Hallway**



**Screened Porch**



**Courtyard**



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**Ext Features:** Barbecue , Courtyard , Entry - 2nd Floor , Fenced Yard , Fountain , Landscape - Full , Lawn Sprinklers , Outdoor Lighting , Porch - Screened , Shed/Utility Bldg , Slab , Summer Kitchen , Window - Sgl. Hung , Workshop

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**Special Info:** Aerial Photo , Elevation Letter , High Speed Internet , Pets Allowed , Survey , Title Insurance

**Master BR/BA:**

**Style:** 2+ Story

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

**Road Type:** County

**Pool Type:** None

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

**Comm Amen:** Boat Dock , Boat Ramp

**Restrictions:** No Restrictions

**Rear Expo:** W

**Roof:** Metal

**Floor:** Ceramic Tile , Laminate

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

**Energy Feat:** Extra Insulation , Ridge Vents , Thermal Glass Windows

**Lot Desc:** 2+ Lots , Non-Waterfront

**Possession:** At Close

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

**Taxes:** \$ 1,089.00

**HOA/COA:** No

**Elementary:** Yankeetown

**Tax Year:** 2009

**Monthly Dues:** \$

**Middle:** Yankeetown

**Homestead:** Yes

**Yearly Dues:** \$

**High:** Dunnellon

**Flood Plain:** Yes

**Zoning:**

**Agent Owned:** No

**Legal:** SEC: 05, TWP: 17, RNG: 16 05-17-16 YANKEETOWN BLK 20 LOT 3 ZONED SINGLE FAMILY R (0100)

**Prepared by:** Steven McClory

**Email :** info@naturecoastliving.com



**Exit Realty Leaders - Crystal River**

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Photo Gallery MLS# 342570A



11 50th St Yankeetown



Kitchen



Living Room



Dining Room



Master Bedroom



Guest Bedroom

--- Information herein deemed reliable but not guaranteed ---  
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08/06/2010 11:31 AM

Photo Gallery MLS# 342570A



**Bathroom**



**Hallway**



**Screened Porch**



**Courtyard**



**Courtyard**



**Fireplace**

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08/06/2010 11:31 AM

Residential  
342570 \_Active11 50th St  
Yankeetown, FL 34498

(12)

L\$175,000 

**Cross Street:**  
**County:** Levy  
**Subdivision:**  
**Beds:** 2  
**Baths:** 1  
**Waterfront:** No  
**Waterfront Ft:**  
**Private Pool:** No  
**Apx. Lot Size:** 100 x 126.4

**Area:** 15  
**Year Built:** 2004  
**Apx. Acres:** .29  
**Apx. SqFt Under Roof:** 2,480  
**Apx. Liv. SqFt:** 1,008  
**Sec/Twp/Rng:** 05/ 17/ 16  
**Alt Key:** Levy Co  
**Garage:** 2 Car Attached Garage , Boat Parking , Drive - Concrete , Workshop

**Public Rems:** Features and Upgrades Galore, call for complete list. This Yankeetown Florida home is minutes from boat ramp - Granite Kitchen w/maple cabinets, crown molding - Custom courtyard with summer kitchen, fireplace, hot tub, misting system - Beautifully appointed, ready to move in - 40' x 23' Garage/Workshop, fully insulated - Storage Shed w/fish cleaning station - This home is an absolute delight!

**Directions:** From Hwy 19 N in Inglis, Left on Hwy 40 W, Left on 50th Street to home on Right

## APPROXIMATE ROOM DIMENSIONS

<b>Living Rm:</b> 14 X 11	<b>MBR:</b> X	<b>Den:</b> X	<b>Screen Porch:</b> 8 X 24
<b>Great Room:</b> X	<b>BR 2:</b> 15 X 11	<b>Florida Room:</b> X	<b>Lanai:</b> X
<b>Dining Room:</b> 9 X 18	<b>BR 3:</b> 11 X 9	<b>Laundry:</b> 5 X 8	<b>Extra Rm 1:</b> X
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**Special Info:** Aerial Photo , Elevation Letter , High Speed Internet , Pets Allowed , Survey , Title Insurance

**Master BR/BA:**

**Style:** 2+ Story

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

**Road Type:** County

**Pool Type:** None

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

**Comm Amen:** Boat Dock , Boat Ramp

**Restrictions:** No Restrictions

**Rear Expo:** W

**Roof:** Metal

**Floor:** Ceramic Tile , Laminate

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

**Energy Feat:** Extra Insulation , Ridge Vents , Thermal Glass Windows

**Lot Desc:** 2+ Lots , Non-Waterfront

**Possession:** At Close

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

**Taxes:** \$ 1,089.00

**HOA/COA:** No

**Elementary:** Yankeetown

**Tax Year:** 2009

**Monthly Dues:** \$

**Middle:** Yankeetown

**Homestead:** Yes

**Yearly Dues:** \$

**High:** Dunnellon

**Flood Plain:** Yes

**Zoning:**

**Agent Owned:** No

**Legal:** SEC: 05, TWP: 17, RNG: 16 05-17-16 YANKEETOWN BLK 20 LOT 3 ZONED SINGLE FAMILY R (0100)

**Prepared by:** Steven McClory

**Email :** info@naturecoastliving.com



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<http://www.naturecoastliving.com>

Photo Gallery MLS# 342570A



11 50th St Yankeetown



Kitchen



Living Room



Dining Room



Master Bedroom



Guest Bedroom

--- Information herein deemed reliable but not guaranteed ---  
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08/06/2010 11:31 AM

Photo Gallery MLS# 342570A



Bathroom



Hallway



Screened Porch



Courtyard



Courtyard



Fireplace

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08/06/2010 11:31 AM

Residential  
342570 \_Active11 50th St  
Yankeetown, FL 34498

(12)

L\$175,000 

**Cross Street:**  
**County:** Levy  
**Subdivision:**  
**Beds:** 2  
**Baths:** 1  
**Waterfront:** No  
**Waterfront Ft:**  
**Private Pool:** No  
**Apx. Lot Size:** 100 x 126.4

**Area:** 15  
**Year Built:** 2004  
**Apx. Acres:** .29  
**Apx. SqFt Under Roof:** 2,480  
**Apx. Liv. SqFt:** 1,008  
**Sec/Twp/Rng:** 05/ 17/ 16  
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**FEATURES****Waterfront:**

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**Special Info:** Aerial Photo , Elevation Letter , High Speed Internet , Pets Allowed , Survey , Title Insurance

**Master BR/BA:**

**Style:** 2+ Story

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

**Road Type:** County

**Pool Type:** None

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

**Comm Amen:** Boat Dock , Boat Ramp

**Restrictions:** No Restrictions

**Rear Expo:** W

**Roof:** Metal

**Floor:** Ceramic Tile , Laminate

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

**Energy Feat:** Extra Insulation , Ridge Vents , Thermal Glass Windows

**Lot Desc:** 2+ Lots , Non-Waterfront

**Possession:** At Close

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

**Taxes:** \$ 1,089.00

**HOA/COA:** No

**Elementary:** Yankeetown

**Tax Year:** 2009

**Monthly Dues:** \$

**Middle:** Yankeetown

**Homestead:** Yes

**Yearly Dues:** \$

**High:** Dunnellon

**Flood Plain:** Yes

**Zoning:**

**Agent Owned:** No

**Legal:** SEC: 05, TWP: 17, RNG: 16 05-17-16 YANKEETOWN BLK 20 LOT 3 ZONED SINGLE FAMILY R (0100)

**Prepared by:** Steven McClory

**Email :** info@naturecoastliving.com



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Photo Gallery MLS# 342570A



11 50th St Yankeetown



Kitchen



Living Room



Dining Room



Master Bedroom



Guest Bedroom

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Photo Gallery MLS# 342570A



Bathroom



Hallway



Screened Porch



Courtyard



Courtyard



Fireplace

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08/06/2010 11:31 AM

Residential  
342570 \_Active11 50th St  
Yankeetown, FL 34498

(12)

L\$175,000 

**Cross Street:**  
**County:** Levy  
**Subdivision:**  
**Beds:** 2  
**Baths:** 1  
**Waterfront:** No  
**Waterfront Ft:**  
**Private Pool:** No  
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**Area:** 15  
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**Apx. SqFt Under Roof:** 2,480  
**Apx. Liv. SqFt:** 1,008  
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**FEATURES****Waterfront:**

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**Special Info:** Aerial Photo , Elevation Letter , High Speed Internet , Pets Allowed , Survey , Title Insurance

**Master BR/BA:**

**Style:** 2+ Story

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

**Road Type:** County

**Pool Type:** None

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

**Comm Amen:** Boat Dock , Boat Ramp

**Restrictions:** No Restrictions

**Rear Expo:** W

**Roof:** Metal

**Floor:** Ceramic Tile , Laminate

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

**Energy Feat:** Extra Insulation , Ridge Vents , Thermal Glass Windows

**Lot Desc:** 2+ Lots , Non-Waterfront

**Possession:** At Close

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

**Taxes:** \$ 1,089.00

**HOA/COA:** No

**Elementary:** Yankeetown

**Tax Year:** 2009

**Monthly Dues:** \$

**Middle:** Yankeetown

**Homestead:** Yes

**Yearly Dues:** \$

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**Flood Plain:** Yes

**Zoning:**

**Agent Owned:** No

**Legal:** SEC: 05, TWP: 17, RNG: 16 05-17-16 YANKEETOWN BLK 20 LOT 3 ZONED SINGLE FAMILY R (0100)

**Prepared by:** Steven McClory

**Email :** info@naturecoastliving.com



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Photo Gallery MLS# 342570A



11 50th St Yankeetown



Kitchen



Living Room



Dining Room



Master Bedroom



Guest Bedroom

--- Information herein deemed reliable but not guaranteed ---  
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Photo Gallery MLS# 342570A



Bathroom



Hallway



Screened Porch



Courtyard



Courtyard



Fireplace

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08/06/2010 11:31 AM

Residential  
342570 \_Active11 50th St  
Yankeetown, FL 34498

(12)

L\$175,000 

**Cross Street:**  
**County:** Levy  
**Subdivision:**  
**Beds:** 2  
**Baths:** 1  
**Waterfront:** No  
**Waterfront Ft:**  
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**Apx. SqFt Under Roof:** 2,480  
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**Special Info:** Aerial Photo , Elevation Letter , High Speed Internet , Pets Allowed , Survey , Title Insurance

**Master BR/BA:**

**Style:** 2+ Story

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

**Road Type:** County

**Pool Type:** None

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

**Comm Amen:** Boat Dock , Boat Ramp

**Restrictions:** No Restrictions

**Rear Expo:** W

**Roof:** Metal

**Floor:** Ceramic Tile , Laminate

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

**Energy Feat:** Extra Insulation , Ridge Vents , Thermal Glass Windows

**Lot Desc:** 2+ Lots , Non-Waterfront

**Possession:** At Close

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

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**HOA/COA:** No

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Photo Gallery MLS# 342570A



11 50th St Yankeetown



Kitchen



Living Room



Dining Room



Master Bedroom



Guest Bedroom

--- Information herein deemed reliable but not guaranteed ---  
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Photo Gallery MLS# 342570A



Bathroom



Hallway



Screened Porch



Courtyard



Courtyard



Fireplace

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08/06/2010 11:31 AM

Residential  
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(12)

L\$175,000 

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**Special Info:** Aerial Photo , Elevation Letter , High Speed Internet , Pets Allowed , Survey , Title Insurance

**Master BR/BA:**

**Style:** 2+ Story

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

**Road Type:** County

**Pool Type:** None

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

**Comm Amen:** Boat Dock , Boat Ramp

**Restrictions:** No Restrictions

**Rear Expo:** W

**Roof:** Metal

**Floor:** Ceramic Tile , Laminate

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

**Energy Feat:** Extra Insulation , Ridge Vents , Thermal Glass Windows

**Lot Desc:** 2+ Lots , Non-Waterfront

**Possession:** At Close

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

**Taxes:** \$ 1,089.00

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Kitchen



Living Room



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Master Bedroom



Guest Bedroom

--- Information herein deemed reliable but not guaranteed ---  
REALTORS® Association of Citrus County, Inc.  
08/06/2010 11:31 AM

Photo Gallery MLS# 342570A



**Bathroom**



**Hallway**



**Screened Porch**



**Courtyard**



**Courtyard**



**Fireplace**

--- Information herein deemed reliable but not guaranteed ---  
REALTORS® Association of Citrus County, Inc.  
08/06/2010 11:31 AM

Residential  
342570 \_Active11 50th St  
Yankeetown, FL 34498

(12)

L\$175,000 

**Cross Street:**  
**County:** Levy  
**Subdivision:**  
**Beds:** 2  
**Baths:** 1  
**Waterfront:** No  
**Waterfront Ft:**  
**Private Pool:** No  
**Apx. Lot Size:** 100 x 126.4

**Area:** 15  
**Year Built:** 2004  
**Apx. Acres:** .29  
**Apx. SqFt Under Roof:** 2,480  
**Apx. Liv. SqFt:** 1,008  
**Sec/Twp/Rng:** 05/ 17/ 16  
**Alt Key:** Levy Co  
**Garage:** 2 Car Attached Garage , Boat Parking , Drive - Concrete , Workshop

**Public Rems:** Features and Upgrades Galore, call for complete list. This Yankeetown Florida home is minutes from boat ramp - Granite Kitchen w/maple cabinets, crown molding - Custom courtyard with summer kitchen, fireplace, hot tub, misting system - Beautifully appointed, ready to move in - 40' x 23' Garage/Workshop, fully insulated - Storage Shed w/fish cleaning station - This home is an absolute delight!

**Directions:** From Hwy 19 N in Inglis, Left on Hwy 40 W, Left on 50th Street to home on Right

**APPROXIMATE ROOM DIMENSIONS**

<b>Living Rm:</b> 14 X 11	<b>MBR:</b> X	<b>Den:</b> X	<b>Screen Porch:</b> 8 X 24
<b>Great Room:</b> X	<b>BR 2:</b> 15 X 11	<b>Florida Room:</b> X	<b>Lanai:</b> X
<b>Dining Room:</b> 9 X 18	<b>BR 3:</b> 11 X 9	<b>Laundry:</b> 5 X 8	<b>Extra Rm 1:</b> X
<b>Kitchen:</b> 14 X 9	<b>BR 4:</b> X	<b>Garage:</b> 40 X 23	<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 , Ceiling - Cathedral , Counters - Solid Surface , Counters - Stone , Decorator Lights , Eat-In Kitchen , Fireplace - Wood , Gourmet Kitchen , Inside Laundry , Living Room , Window Treatment(s) , Wood Cabinets

**Ext Features:** Barbecue , Courtyard , Entry - 2nd Floor , Fenced Yard , Fountain , Landscape - Full , Lawn Sprinklers , Outdoor Lighting , Porch - Screened , Shed/Utility Bldg , Slab , Summer Kitchen , Window - Sgl. Hung , Workshop

**Appliances:** Bar Refrigerator , Cable , Ceiling Fan(s) , Dishwasher , Dryer , Garage Door Opener(s) , Laundry Tub , Microwave Hood , Outdoor Grill , Oven - Range , Refrigerator , Smoke Detector(s) , Washer , Water Filter Owned , Water Heater , Water Softener Owned

**Special Info:** Aerial Photo , Elevation Letter , High Speed Internet , Pets Allowed , Survey , Title Insurance

**Master BR/BA:**

**Style:** 2+ Story

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

**Road Type:** County

**Pool Type:** None

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

**Comm Amen:** Boat Dock , Boat Ramp

**Restrictions:** No Restrictions

**Rear Expo:** W

**Roof:** Metal

**Floor:** Ceramic Tile , Laminate

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

**Energy Feat:** Extra Insulation , Ridge Vents , Thermal Glass Windows

**Lot Desc:** 2+ Lots , Non-Waterfront

**Possession:** At Close

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

**Taxes:** \$ 1,089.00

**HOA/COA:** No

**Elementary:** Yankeetown

**Tax Year:** 2009

**Monthly Dues:** \$

**Middle:** Yankeetown

**Homestead:** Yes

**Yearly Dues:** \$

**High:** Dunnellon

**Flood Plain:** Yes

**Zoning:**

**Agent Owned:** No

**Legal:** SEC: 05, TWP: 17, RNG: 16 05-17-16 YANKEETOWN BLK 20 LOT 3 ZONED SINGLE FAMILY R (0100)

**Prepared by:** Steven McClory

**Email :** info@naturecoastliving.com



**Exit Realty Leaders - Crystal River**

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<http://www.naturecoastliving.com>

Photo Gallery MLS# 342570A



11 50th St Yankeetown



Kitchen



Living Room



Dining Room



Master Bedroom



Guest Bedroom

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Bathroom



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Screened Porch



Courtyard



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Fireplace

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Residential  
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Yankeetown, FL 34498

(12)

L\$175,000 

**Cross Street:**  
**County:** Levy  
**Subdivision:**  
**Beds:** 2  
**Baths:** 1  
**Waterfront:** No  
**Waterfront Ft:**  
**Private Pool:** No  
**Apx. Lot Size:** 100 x 126.4

**Area:** 15  
**Year Built:** 2004  
**Apx. Acres:** .29  
**Apx. SqFt Under Roof:** 2,480  
**Apx. Liv. SqFt:** 1,008  
**Sec/Twp/Rng:** 05/ 17/ 16  
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**FEATURES****Waterfront:**

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**Special Info:** Aerial Photo , Elevation Letter , High Speed Internet , Pets Allowed , Survey , Title Insurance

**Master BR/BA:**

**Style:** 2+ Story

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

**Road Type:** County

**Pool Type:** None

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

**Comm Amen:** Boat Dock , Boat Ramp

**Restrictions:** No Restrictions

**Rear Expo:** W

**Roof:** Metal

**Floor:** Ceramic Tile , Laminate

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

**Energy Feat:** Extra Insulation , Ridge Vents , Thermal Glass Windows

**Lot Desc:** 2+ Lots , Non-Waterfront

**Possession:** At Close

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

**Taxes:** \$ 1,089.00

**HOA/COA:** No

**Elementary:** Yankeetown

**Tax Year:** 2009

**Monthly Dues:** \$

**Middle:** Yankeetown

**Homestead:** Yes

**Yearly Dues:** \$

**High:** Dunnellon

**Flood Plain:** Yes

**Zoning:**

**Agent Owned:** No

**Legal:** SEC: 05, TWP: 17, RNG: 16 05-17-16 YANKEETOWN BLK 20 LOT 3 ZONED SINGLE FAMILY R (0100)

**Prepared by:** Steven McClory

**Email :** info@naturecoastliving.com



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<http://www.naturecoastliving.com>

Photo Gallery MLS# 342570A



11 50th St Yankeetown



Kitchen



Living Room



Dining Room



Master Bedroom



Guest Bedroom

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Photo Gallery MLS# 342570A



**Bathroom**



**Hallway**



**Screened Porch**



**Courtyard**



**Courtyard**



**Fireplace**

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Residential  
342570 \_Active11 50th St  
Yankeetown, FL 34498

(12)

L\$175,000 

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**County:** Levy  
**Subdivision:**  
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**Baths:** 1  
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**Waterfront Ft:**  
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**FEATURES****Waterfront:**

**Int Features:** Blinds , Ceiling - Cathedral , Counters - Solid Surface , Counters - Stone , Decorator Lights , Eat-In Kitchen , Fireplace - Wood , Gourmet Kitchen , Inside Laundry , Living Room , Window Treatment(s) , Wood Cabinets

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**Special Info:** Aerial Photo , Elevation Letter , High Speed Internet , Pets Allowed , Survey , Title Insurance

**Master BR/BA:**

**Style:** 2+ Story

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

**Road Type:** County

**Pool Type:** None

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

**Comm Amen:** Boat Dock , Boat Ramp

**Restrictions:** No Restrictions

**Rear Expo:** W

**Roof:** Metal

**Floor:** Ceramic Tile , Laminate

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

**Energy Feat:** Extra Insulation , Ridge Vents , Thermal Glass Windows

**Lot Desc:** 2+ Lots , Non-Waterfront

**Possession:** At Close

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

**Taxes:** \$ 1,089.00

**HOA/COA:** No

**Elementary:** Yankeetown

**Tax Year:** 2009

**Monthly Dues:** \$

**Middle:** Yankeetown

**Homestead:** Yes

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Photo Gallery MLS# 342570A



11 50th St Yankeetown



Kitchen



Living Room



Dining Room



Master Bedroom



Guest Bedroom

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Photo Gallery MLS# 342570A



Bathroom



Hallway



Screened Porch



Courtyard



Courtyard



Fireplace

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Residential  
342570 \_Active11 50th St  
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(12)

L\$175,000 

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**County:** Levy  
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## FEATURES

**Waterfront:**

**Int Features:** Blinds , Ceiling - Cathedral , Counters - Solid Surface , Counters - Stone , Decorator Lights , Eat-In Kitchen , Fireplace - Wood , Gourmet Kitchen , Inside Laundry , Living Room , Window Treatment(s) , Wood Cabinets

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**Special Info:** Aerial Photo , Elevation Letter , High Speed Internet , Pets Allowed , Survey , Title Insurance

**Master BR/BA:**

**Style:** 2+ Story

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

**Road Type:** County

**Pool Type:** None

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

**Comm Amen:** Boat Dock , Boat Ramp

**Restrictions:** No Restrictions

**Rear Expo:** W

**Roof:** Metal

**Floor:** Ceramic Tile , Laminate

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

**Energy Feat:** Extra Insulation , Ridge Vents , Thermal Glass Windows

**Lot Desc:** 2+ Lots , Non-Waterfront

**Possession:** At Close

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

**Taxes:** \$ 1,089.00

**HOA/COA:** No

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Photo Gallery MLS# 342570A



11 50th St Yankeetown



Kitchen



Living Room



Dining Room



Master Bedroom



Guest Bedroom

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Kitchen



Living Room



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<b>Family Room:</b> X	<b>Office:</b> X	<b>Workshop:</b> X	<b>Extra Rm 3:</b> X

**FEATURES****Waterfront:**

**Int Features:** Blinds , Ceiling - Cathedral , Counters - Solid Surface , Counters - Stone , Decorator Lights , Eat-In Kitchen , Fireplace - Wood , Gourmet Kitchen , Inside Laundry , Living Room , Window Treatment(s) , Wood Cabinets

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**Appliances:** Bar Refrigerator , Cable , Ceiling Fan(s) , Dishwasher , Dryer , Garage Door Opener(s) , Laundry Tub , Microwave Hood , Outdoor Grill , Oven - Range , Refrigerator , Smoke Detector(s) , Washer , Water Filter Owned , Water Heater , Water Softener Owned

**Special Info:** Aerial Photo , Elevation Letter , High Speed Internet , Pets Allowed , Survey , Title Insurance

**Master BR/BA:**

**Style:** 2+ Story

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

**Road Type:** County

**Pool Type:** None

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

**Comm Amen:** Boat Dock , Boat Ramp

**Restrictions:** No Restrictions

**Rear Expo:** W

**Roof:** Metal

**Floor:** Ceramic Tile , Laminate

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

**Energy Feat:** Extra Insulation , Ridge Vents , Thermal Glass Windows

**Lot Desc:** 2+ Lots , Non-Waterfront

**Possession:** At Close

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

**Taxes:** \$ 1,089.00

**HOA/COA:** No

**Elementary:** Yankeetown

**Tax Year:** 2009

**Monthly Dues:** \$

**Middle:** Yankeetown

**Homestead:** Yes

**Yearly Dues:** \$

**High:** Dunnellon

**Flood Plain:** Yes

**Zoning:**

**Agent Owned:** No

**Legal:** SEC: 05, TWP: 17, RNG: 16 05-17-16 YANKEETOWN BLK 20 LOT 3 ZONED SINGLE FAMILY R (0100)

**Prepared by:** Steven McClory

**Email :** info@naturecoastliving.com



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<http://www.naturecoastliving.com>

Photo Gallery MLS# 342570A



11 50th St Yankeetown



Kitchen



Living Room



Dining Room



Master Bedroom



Guest Bedroom

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Photo Gallery MLS# 342570A



Bathroom



Hallway



Screened Porch



Courtyard



Courtyard



Fireplace

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08/06/2010 11:31 AM

Residential  
342570 \_Active11 50th St  
Yankeetown, FL 34498

(12)

L\$175,000 

**Cross Street:**  
**County:** Levy  
**Subdivision:**  
**Beds:** 2  
**Baths:** 1  
**Waterfront:** No  
**Waterfront Ft:**  
**Private Pool:** No  
**Apx. Lot Size:** 100 x 126.4

**Area:** 15  
**Year Built:** 2004  
**Apx. Acres:** .29  
**Apx. SqFt Under Roof:** 2,480  
**Apx. Liv. SqFt:** 1,008  
**Sec/Twp/Rng:** 05/ 17/ 16  
**Alt Key:** Levy Co  
**Garage:** 2 Car Attached Garage , Boat Parking , Drive - Concrete , Workshop

**Public Rems:** Features and Upgrades Galore, call for complete list. This Yankeetown Florida home is minutes from boat ramp - Granite Kitchen w/maple cabinets, crown molding - Custom courtyard with summer kitchen, fireplace, hot tub, misting system - Beautifully appointed, ready to move in - 40' x 23' Garage/Workshop, fully insulated - Storage Shed w/fish cleaning station - This home is an absolute delight!

**Directions:** From Hwy 19 N in Inglis, Left on Hwy 40 W, Left on 50th Street to home on Right

**APPROXIMATE ROOM DIMENSIONS**

<b>Living Rm:</b> 14 X 11	<b>MBR:</b> X	<b>Den:</b> X	<b>Screen Porch:</b> 8 X 24
<b>Great Room:</b> X	<b>BR 2:</b> 15 X 11	<b>Florida Room:</b> X	<b>Lanai:</b> X
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**FEATURES****Waterfront:**

**Int Features:** Blinds , Ceiling - Cathedral , Counters - Solid Surface , Counters - Stone , Decorator Lights , Eat-In Kitchen , Fireplace - Wood , Gourmet Kitchen , Inside Laundry , Living Room , Window Treatment(s) , Wood Cabinets

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**Special Info:** Aerial Photo , Elevation Letter , High Speed Internet , Pets Allowed , Survey , Title Insurance

**Master BR/BA:**

**Style:** 2+ Story

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

**Road Type:** County

**Pool Type:** None

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

**Comm Amen:** Boat Dock , Boat Ramp

**Restrictions:** No Restrictions

**Rear Expo:** W

**Roof:** Metal

**Floor:** Ceramic Tile , Laminate

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

**Energy Feat:** Extra Insulation , Ridge Vents , Thermal Glass Windows

**Lot Desc:** 2+ Lots , Non-Waterfront

**Possession:** At Close

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

**Taxes:** \$ 1,089.00

**HOA/COA:** No

**Elementary:** Yankeetown

**Tax Year:** 2009

**Monthly Dues:** \$

**Middle:** Yankeetown

**Homestead:** Yes

**Yearly Dues:** \$

**High:** Dunnellon

**Flood Plain:** Yes

**Zoning:**

**Agent Owned:** No

**Legal:** SEC: 05, TWP: 17, RNG: 16 05-17-16 YANKEETOWN BLK 20 LOT 3 ZONED SINGLE FAMILY R (0100)

**Prepared by:** Steven McClory

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Photo Gallery MLS# 342570A



11 50th St Yankeetown



Kitchen



Living Room



Dining Room



Master Bedroom



Guest Bedroom

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Photo Gallery MLS# 342570A



Bathroom



Hallway



Screened Porch



Courtyard



Courtyard



Fireplace

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Residential  
342570 \_Active11 50th St  
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(12)

L\$175,000 

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## FEATURES

**Waterfront:**

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**Road Type:** County

**Pool Type:** None

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**Restrictions:** No Restrictions

**Rear Expo:** W

**Roof:** Metal

**Floor:** Ceramic Tile , Laminate

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

**Energy Feat:** Extra Insulation , Ridge Vents , Thermal Glass Windows

**Lot Desc:** 2+ Lots , Non-Waterfront

**Possession:** At Close

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

**Taxes:** \$ 1,089.00

**HOA/COA:** No

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**Prepared by:** Steven McClory

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Photo Gallery MLS# 342570A



11 50th St Yankeetown



Kitchen



Living Room



Dining Room



Master Bedroom



Guest Bedroom

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Bathroom



Hallway



Screened Porch



Courtyard



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Fireplace

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**Road Type:** County

**Pool Type:** None

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

**Comm Amen:** Boat Dock , Boat Ramp

**Restrictions:** No Restrictions

**Rear Expo:** W

**Roof:** Metal

**Floor:** Ceramic Tile , Laminate

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

**Energy Feat:** Extra Insulation , Ridge Vents , Thermal Glass Windows

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**Possession:** At Close

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

**Taxes:** \$ 1,089.00

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11 50th St Yankeetown



Kitchen



Living Room



Dining Room



Master Bedroom



Guest Bedroom

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Photo Gallery MLS# 342570A



**Bathroom**



**Hallway**



**Screened Porch**



**Courtyard**



**Courtyard**



**Fireplace**

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