

Residential
342247 _Active11164 W Yemassee Lane
Homosassa, FL 34448

(14)

L\$159,000 

Cross Street:
County: Citrus
Subdivision: Town of Homosassa
Beds: 2
Baths: 1
Waterfront: Yes
Waterfront Ft: 100
Private Pool: No
Apx. Lot Size: 100 x 150 Per Property Appraiser

Area: 19
Year Built: 1962
Apx. Acres: .33
Apx. SqFt Under Roof: 1,386
Apx. Liv. SqFt: 864
Sec/Twp/Rng: 31/ 19S/ 17E
Alt Key: 1145996
Garage: 2 Car Carport Attached , Drive - Concrete

Public Rems: Boaters/nature lovers will love this home's deck and lanai. Begin by watching the sunrise with a big mug of your favorite hot drink... write, read, paint, lounge, eat, play cards, have evening cocktails, look at the stars listen to music until bedtime. Light bright and airy, very low maintenance, open floor plan. A huge feature to be outdoors or feel like you're outdoors in the expansive screened in porch from sunrise to starlight. Small boat dock (marina within walking distance). A must see to get the complete feel of the house and grounds.

Directions: US 19 to Halls River Rd, bear left onto Fishbowl Dr, Left on Park Hill to Yemassee, Home on Left.

APPROXIMATE ROOM DIMENSIONS

Living Rm: 12 X 15	MBR: 11 X 12	Den: X	Screen Porch: X
Great Room: X	BR 2: 11 X 12	Florida Room: X	Lanai: X
Dining Room: 8 X 6	BR 3: X	Laundry: 4 X 6	Extra Rm 1: X
Kitchen: 10 X 10	BR 4: X	Garage: X	Extra Rm 2: X
Family Room: X	Office: X	Workshop: X	Extra Rm 3: X

FEATURES

Waterfront: Boat Dock , Gulf Access , River Canal , Salt Water Canal , Water Access
Int Features: Blinds , Counters - Laminate , Inside Laundry , Kitchen/Bath Updated , Lanai , Living Room , Open Floor Plan , Window Treatment(s)
Ext Features: Door - Sliding Glass , Entry - Ground Level , Landscape - Full , Lawn Sprinklers , Outdoor Lighting , Patio , Porch - Screened , Shed/Utility Bldg , Slab , Window - Dual Pane , Window - Sgl. Hung
Appliances: Cable , Ceiling Fan(s) , Dryer , Kitchen Water Filter , Oven - Range , Range Hood , Refrigerator , Smoke Detector(s) , Washer , Water Heater
Special Info: Brighthouse Cable , Flood Insurance , Flood Plain , Progress Energy

Master BR/BA:	Rear Expo: S
Style: Ranch	Roof: Asphalt/Fiberglass Shgl
Heat/Cool: Cool - Central Electric , Heat - Heat Pump	Floor: Carpet , Vinyl
Road Type: County , Unpaved	Sew/Water: Sewer - Septic Private , Water - Public
Pool Type: None	Energy Feat:
Const/Found: Concrete Block , Foundation - Slab	Lot Desc: Flat , Waterfront , Wooded
Comm Amen: Other See Remarks	Possession: At Close
Restrictions: No Restrictions	Terms Avail: Cash , Conventional

Taxes: \$ 1,113.94	Tax Year: 2009	Homestead: No	Flood Plain: Yes
HOA/COA: No	Monthly Dues: \$	Yearly Dues: \$	Zoning: CLRM
Elementary: Homosassa	Middle: Crystal River	High: Crystal River	Agent Owned: No

Legal: TOWN OF HOMOSASSA PB 1 PG 6 LOT 4 BLK 16

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<http://www.naturecoastliving.com>

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Photo Gallery MLS# 342247A



Park Like Setting.



View from Street



Partial View Livingroom



Clean Kitchen



Room for Guests



Stylish Bath

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Relax on the Dock



Spacious Outdoor Living



Veiw of Canal



View from Across Canal



Room for Family Gatherings



View of Lania to Canal

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Large Storage Shed w/Electric



Front Entrance & Screen Room

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