

Customer w/Gallery

Residential  
350532 \_Active

**8 Blair Ct**  
**Homosassa, FL 34446**



**L\$149,000**



**Cross Street:** Birchtree  
**County:** Citrus  
**Subdivision:** Sugarmill Woods  
**Beds:** 3  
**Baths:** 3  
**Waterfront:** No  
**Waterfront Ft:**  
**Private Pool:** No  
**Apx. Lot Size:** 100 x 39 x 120 x 66 x 120

**Area:** 22  
**Year Built:** 1986  
**Apx. Acres:** .37  
**Apx. SqFt Under Roof:** 3,350  
**Apx. Liv. SqFt:** 2,317  
**Sec/Twp/Rng:** 29/ 20S/ 18E  
**Alt Key:** 2158964  
**Garage:** 2 Car Attached Garage , Drive - Concrete

**Public Rems:** Oak Village of Sugarmill Woods. 3 Bedrooms, 3 Full Bathrooms. Spacious and open. New Roof in 2008. New A/C system in 2009. Remodeled Master Bath and Lanai. Cul De Sac location assures quiet enjoyment. Seller offering \$1500 to help buyer with closing costs.

**Directions:** Hwy 19 to Hwy 98 East to Oak Park Blvd (480), L to Oak Village Blvd, R to Birchtree, R to Blair Ct, home on R on cul de sac

**APPROXIMATE ROOM DIMENSIONS**

<b>Living Rm:</b> 19 X 12	<b>MBR:</b> 16 X 13	<b>Den:</b> X	<b>Screen Porch:</b> X
<b>Great Room:</b> X	<b>BR 2:</b> 14 X 11	<b>Florida Room:</b> X	<b>Lanai:</b> 35 X 11
<b>Dining Room:</b> 11 X 11	<b>BR 3:</b> 13 X 11	<b>Laundry:</b> 7 X 7	<b>Extra Rm 1:</b> X
<b>Kitchen:</b> 14 X 11	<b>BR 4:</b> X	<b>Garage:</b> X	<b>Extra Rm 2:</b> X
<b>Family Room:</b> 19 X 12	<b>Office:</b> X	<b>Workshop:</b> X	<b>Extra Rm 3:</b> X

**FEATURES**

**Water Type:**

**Water Feat.:**

**Int Features:** Blinds , Breakfast Bar , Ceiling - Standard , Counters - Tile , Eat-In Kitchen , Family Room , Fireplace - Wood , Formal Dining Room , Inside Laundry , Lanai , Living Room , Pull Down Stairs , Split Floor Plan , Walk-In Closet(s) , Window Treatment(s)

**Ext Features:** Entry - Ground Level , Lanai , Landscape - Full , Lawn Sprinklers , Outdoor Lighting , Window - Jalousie

**Appliances:** Cable , Ceiling Fan(s) , Dishwasher , Disposal , Dryer , Garage Door Opener(s) , Microwave Hood , Oven - Range , Refrigerator , Smoke Detector(s) , TV Antenna , Washer , Water Heater

**Special Info:** Aerial Photo , Brighthouse Cable , DSL , Golf Community , High Speed Internet , Pets Allowed , Progress Energy , Restrictions , Seller Prop Disclosure , Title Insurance , Warranty - None

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

**Style:** Ranch

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

**Road Type:** County

**Pool Type:**

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

**Comm Amen:** Clubhouse , Exercise Room , Golf Course , Lighted Tennis , Near Shopping , Putting Green , Tennis Court(s)

**Restrictions:** Deed Restrictions

**Roof:** Asphalt/Fiberglass Shgl

**Floor:** Carpet , Ceramic Tile , Laminate

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

**Energy Feat:** Ridge Vents

**Lot Desc:** Cul-de-Sac

**Possession:** At Close

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

**Taxes:** \$ 1,242.42

**Tax Year:** 2010

**Homestead:** Yes

**Flood Plain:** Unverified

**HOA/COA:** Yes

**Monthly Dues:** \$0

**Yearly Dues:** \$135

**Zoning:** PDR

**Elementary:** Lecanto Primary

**Middle:** Lecanto

**High:** Lecanto

**Agent Owned:** No

**Legal:** SUGARMILL WOODS OAK VLG PB 9 PG 86 LOT 4 BLK 163

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