

Customer w/Gallery

Mobile
352327 _Active

11705 W Clearwater Ct
Homosassa, FL 34448



L\$194,900



Cross Street:	Garcia	Area:	19
County:	Citrus	Year Built:	2000
Subdivision:	Riverview	Apx. Acres:	.16
Beds:	2	Apx. SqFt Under Roof:	1,969
Baths:	2	Apx. Liv. SqFt:	1,474
Waterfront:	Yes	Sec/Twp/Rng:	31/ 19S/ 17E
Waterfront Ft:	156	Alt Key:	2920394
Private Pool:	No		
Apx. Lot Size:	156 x 80 x 92 x 93	Garage:	2 Car Carport Attached , Drive - Concrete , Parking Pad , Workshop

Public Rems: Enjoy Unobstructed Sunset Views From The Deck! This waterfront home has a desirable location overlooking a beautiful conservation waterway. Plenty of space can be found in this wonderful home with 3 extra rooms including den, office and crafts room. The Homosassa River and Gulf Access is only 500 feet from this dock. There's a tall carport to accommodate your boat. Extras include a workshop, a boat dock and community boat ramp. Come see this "Homes of Merit" home and fall in love with the Homosassa Lifestyle.

Directions: US 19 S. to R on Halls River Rd to L on Fishbowl to R on Yulee to L on Mason Creek to R on Garcia to L on Clearwater Ct. to Home on right at the very end.

APPROXIMATE ROOM DIMENSIONS

Living Rm:	13 X 15	MBR:	12 X 13	Den:	10 X 12	Screen Porch:	X
Great Room:	X	BR 2:	12 X 12	Florida Room:	X	Lanai:	X
Dining Room:	9 X 10	BR 3:	X	Laundry:	X	Extra Rm 1:	10 X 10
Kitchen:	10 X 12	BR 4:	X	Garage:	X	Extra Rm 2:	X
Family Room:	X	Office:	X	Workshop:	9 X 11	Extra Rm 3:	X

FOR MOBILE HOME USE ONLY

Home Length:	48	Home Width:	27	Foundation:	Slab
RP Tag1:	12046284	RP Tag2:	12046286	RP Tag3:	
Serial:	80683747/8068	Serial:		Serial:	

FEATURES

Water Type: Gulf Access , Open Water View , River Canal , Sail Boat Access , Salt Water Canal , Water Access
Water Feat.: Boat Dock , Seawall
Int Features: Blinds , Ceiling - Cathedral , Counters - Laminate , Den/Office , Inside Laundry , Open Floor Plan , Window Treatment(s)
Ext Features: Entry - 1st Upper , Landscape - Full , Outdoor Lighting , Patio , Shed/Utility Bldg , Slab
Appliances: Cable , Ceiling Fan(s) , Dishwasher , Oven - Range , Range Hood , Smoke Detector(s) , Water Heater
Special Info: Aerial Photo , Brighthouse Cable , Restrictions , Seller Prop Disclosure , Title Insurance , Withlacooche Electric

Master BR/BA: 1 Master Suite , Shower Only
Style: Double Wide
Heat/Cool: Cool - Central Air , Heat - Central Electric
Road Type: Private
Pool Type: None
Const/Found: Manuf/Modular , Vinyl Siding , Foundation - Piers , Foundation - Slab
Comm Amen: Boat Ramp , Near Shopping
Restrictions: Deed Restrictions
Roof: Asphalt/Fiberglass Shgl
Floor: Carpet , Vinyl
Sew/Water: Sewer - Public , Water - Public
Energy Feat:
Lot Desc: Waterfront
Possession: At Close
Terms Avail: Cash , Conventional , FHA , VA

Taxes:	\$ 2,002.78	Tax Year:	2011	Homestead:	Yes	Flood Plain:	Yes
HOA/COA:	Yes	Monthly Dues:	\$102	Yearly Dues:	\$0	Zoning:	CLRMH
Elementary:	Homosassa	Middle:	Crystal River	High:	Crystal River	Agent Owned:	No

Legal: RIVERVIEW MOBILE ESTS UNREC SUB LOT 46



Prepared by: Steven McClory
Exit Realty Leaders - Crystal River
730 N. Suncoast Blvd.
Crystal River, FL 34429

Email : info@naturecoastliving.com
Off. Ph# : (352) 794-0888
Agt. Ph# : (866) 795-3396
Cell Ph# : (352) 422-3998



<http://www.naturecoastliving.com>

Information herein deemed reliable but not guaranteed - - - Copyright 2012 REALTORS © Association of Citrus County, Inc. 04/13/2012 10:43 AM

Photo Gallery MLS# 352327A



Deep Water Canal to Homosassa



Fish From Your Dock



Homes of Merit Top of the Line



Patio overlooking the Water



Kitchen



Living Room to Deck

--- Information herein deemed reliable but not guaranteed ---
REALTORS® Association of Citrus County, Inc.
04/13/2012 10:43 AM

Photo Gallery MLS# 352327A



Dining Nook



Light Bright and Open



Guest Bath



Master Bath



Sun Room overlooking Water



Lush Tropical Landscaping

---- Information herein deemed reliable but not guaranteed ----
REALTORS® Association of Citrus County, Inc.
04/13/2012 10:43 AM

Photo Gallery MLS# 352327A



Floating Dock



Waterfront Patio



Minutes to Gulf of Mexico



Deck and Sun Room



Prime Sunset Location



Priceless

--- Information herein deemed reliable but not guaranteed ---
REALTORS® Association of Citrus County, Inc.
04/13/2012 10:43 AM

Photo Gallery MLS# 352327A



Who needs artwork?



Fire up the Tiki!

--- Information herein deemed reliable but not guaranteed ---
REALTORS® Association of Citrus County, Inc.
04/13/2012 10:43 AM