#### 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: Sec/Twp/Rng: 31/19S/17E Yes Waterfront Ft: Alt Key: 2920394 156 Private Pool: No

Apx. Lot Size: 156 x 80 x 92 x 93 2 Car Carport Attached, Drive -Garage:

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:	Χ
Great Room:	Χ	BR 2:	12 X 12	Florida Room:	Χ	Lanai:	Χ
Dining Room:	9 X 10	BR 3:	Χ	Laundry:	Χ	Extra Rm 1:	10 X 10
Kitchen:	10 X 12	BR 4:	Χ	Garage:	X	Extra Rm 2:	X
Family Room:	Χ	Office:	Χ	Workshop:	9 X 11	Extra Rm 3:	Χ

FOR MOBILE HOME USE ONLY

Home Width: Home Length: 48 27 Foundation: Slab

RP Tag1: 12046284 RP Tag2: 12046286 RP Tag3: Serial: 80683747/8068 Serial: Serial:

**FEATURES** 

Gulf Access, Open Water View, River Canal, Sail Boat Access, Salt Water Canal, Water Access Water Type:

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

Double Wide Asphalt/Fiberglass Shgl Style: Roof:

Heat/Cool: Cool - Central Air , Heat - Central Electric Floor: Carpet, Vinyl Road Type: Private Sew/Water: Sewer - Public , Water - Public **Energy Feat:** Pool Type: None

Const/Found: Manuf/Modular, Vinyl Siding, Foundation - Piers, Lot Desc: Waterfront

Foundation - Slab

Comm Amen: Boat Ramp, Near Shopping Possession: At Close Restrictions: **Deed Restrictions** 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** Crystal River Crystal River Elementary: Homosassa Middle: High: Agent Owned: No

Legal: RIVERVIEW MOBILE ESTS UNREC SUB LOT 46

Prepared by: Steven McClory Email: info@naturecoastliving.com

**Exit Realty Leaders - Crystal River** Off. Ph#: (352) 794-0888 730 N. Suncoast Blvd. Agt. Ph#: (866) 795-3396 Crystal River, FL 34429 Cell Ph#: (352) 422-3998



http://www.naturecoastliving.com

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**Deep Water Canal to Homosassa** 



Homes of Merit Top of the Line



Kitchen



Fish From Your Dock



Patio overlooking the Water



Living Room to Deck



**Dining Nook** 



**Guest Bath** 



Sun Room overlooking Water



Light Bright and Open



**Master Bath** 



**Lush Tropical Landscaping** 



Floating Dock



**Minutes to Gulf of Mexico** 



**Prime Sunset Location** 



**Waterfront Patio** 

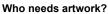


**Deck and Sun Room** 



Priceless







Fire up the Tiki!

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