

Residential
700296 Active**5730 W Paul Bryant Dr**
Crystal River, FL 34429

(20)

L\$189,900 

Cross Street:		Area:	23
County:	Citrus	Year Built:	1986
Subdivision:	Connell Heights	Apx. Acres:	.87
Beds:	3	Apx. SqFt Under Roof:	4,494
Baths:	3	Apx. Liv. SqFt:	3,147
Waterfront:	No		
Waterfront Ft:		Alt Key:	2455756
Private Pool:	No	Garage:	2 Car Attached Garage , 2 Car Detached Garage , 4+ Car Carport Detached , Drive - Circular
Apx. Lot Size:	150 x 275		
		Guest House Year Built:	
Guest House:		Guest House SqFt:	
Guest House Bed:			
Guest House Bath:			
Auction:	No	Short Sale:	No
Lender Owned:	No		

Public Rems: Huge custom built 3/3/4 home located on 3 elevated lots in Connell Heights. Kitchen has brand new stainless steel fridge, dishwasher and cook top inserts. Brand new carpet installed in living room & 3 bedrooms. Brand new ENERGYSTAR Roof. Transferable A/C service warranty. Solid oak wood kitchen cabinets, entertainment center & decorative trim throughout house. Office could easily be a 4th bedroom. Large utility room with laundry closet. Spacious enclosed sun room with built in Jenn-Air grill in rear of fireplace chimney. House has hurricane roll down shutters on all windows.

Directions: Hwy 44, turn south onto Lyle Ave - Left onto W Pine Cir - Left onto N Sunstyle Ter - Right onto W Paul Bryant to home on left.

APPROXIMATE ROOM DIMENSIONS

Living Rm:	22 X 32	MBR:	15 X 19	Den:	X	Screen Porch:	X
Great Room:	X	BR 2:	12 X 14	Florida Room:	15 X 24	Lanai:	X
Dining Room:	12 X 15	BR 3:	12 X 18	Laundry:	X		8 X 8
Kitchen:	15 X 16	BR 4:	X	Garage:	24 X 26		11 X 15
Family Room:	X	Office:	10 X 12	Workshop:	24 X 24		

FEATURES**Water Type:****Water Feat.:**

Int Features: Book Case(s) , Ceiling - Standard , Counters - Solid Surface , Den/Office , Drapes , Fireplace - Wood , Formal Dining Room , Inside Laundry , Living Room , Open Floor Plan , Pantry , Pull Down Stairs , Walk-In Closet(s) , Window Treatment(s) , Wood Cabinets

Ext Features: Barbecue , Entry - Ground Level , Landscape - Full , Lawn Sprinklers , Slab , Window - Sgl. Hung , Florida Room

Appliances: Ceiling Fan(s) , Central Vacuum , Cooktop - Downdraft , Dishwasher , Dryer , Garage Door Opener(s) , Jetted Tub , Microwave , Oven - Built In , Refrigerator , Security System , Smoke Detector(s) , Washer , Water Heater

Special Info: Aerial Photo , Brighthouse Cable , High Speed Internet , Pets Allowed , Seller Prop Disclosure , Sold As Is , Survey , Title Insurance

Master BR/BA: 1 Master Suite , Jetted Tub , Master on Main , Separate Tub/Shower , Walk-In Closet(s)

Style: Ranch

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

Road Type: County , Paved

Pool Type: None

Const/Found: Frame/Stucco , Foundation - Slab

Comm Amen: Near Shopping

Restrictions: Other See Remarks

HOA/COA Fee Incl.:

Taxes: \$ 2,534.05

HOA/COA: No

Elementary: Rock Crusher

Tax Year: 2012

Monthly Dues: \$0

Middle: Crystal River

Homestead: Yes

Yearly Dues: \$0

High: Crystal River

Flood Plain: No

Zoning: MDR

Agent Owned: No

Legal: CONNELL HTS UNIT 9 LTS 1, 2 & 3 BLK E DESC IN OR BK 672 PG 1383 & OR BK 709 PGS 2145 & 2146

Prepared by: Steven McClory

Email : info@naturecoastliving.com

Exit Realty Leaders - Crystal River

Off. Ph# : (352) 794-0888

730 N. Suncoast Blvd.

Agt. Ph# : (352) 422-3998

Crystal River, FL 34429

Cell Ph# : (352) 422-3998



<http://www.naturecoastliving.com>

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Photo Gallery MLS# 700296A



.87 Acres Connell Heights



Corner Lot



Formal Entry



New Stainless Steel Appliances



Solid Oak Cabinets



Laundry/Hobby Room

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Craft, Hobby, or Art Studio



Hide A Way Laundry



3rd Full Bathroom



Eat In Kitchen



Living Room 22 x 32



Fresh Paint, New Carpeting

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Photo Gallery MLS# 700296A



Wood Burning Fireplace



Master Suite



Master w/ 3 Closets (2 Cedar)



Master Bedroom Suite



Master Suite



Full Guest Bath

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Sunroom 15 x 24



Built in Grill

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