

**Condo/Villa/Townhome**  
**357798\_Active**

**11592 W Kingfisher Ct**  
**Crystal River, FL 34429**



(24)

**L\$79,500**



<b>Cross Street:</b>		<b>Area:</b>	17
<b>County:</b>	Citrus	<b>Year Built:</b>	1973
<b>Subdivision:</b>	Bay Villas	<b>Apx. Acres:</b>	.00
<b>Beds:</b>	2	<b>Apx. SqFt Under Roof:</b>	1,600
<b>Baths:</b>	2	<b>Apx. Liv. SqFt:</b>	1,600
<b>Waterfront:</b>	Yes	<b>\$ per Liv. SqFt:</b>	\$50
<b>Waterfront Ft:</b>			
<b>Private Pool:</b>	No	<b>Alt Key:</b>	1096219
<b>Apx. Lot Size:</b>		<b>Garage:</b>	Drive - Blacktop , No Truck/RV , Unassigned
<b>Guest House:</b>		<b>Guest House Year Built:</b>	
<b>Guest House Bed:</b>		<b>Guest House SqFt:</b>	
<b>Guest House Bath:</b>			
<b>Auction:</b>	No	<b>Short Sale:</b>	No
<b>Lender Owned:</b>	No		
<b>Condo Name:</b>	THE ISLANDS CONDIMINIUMS	<b>Unit:</b>	186

**Public Rems:** New Price! Come and see this impeccable end unit which comes completely furnished, all ready to begin enjoying the Nature Coast or to offer for rental. 2 bedroom, 2 bath unit has a great layout with living room, kitchen, dining nook and fabulous Florida Room with multiple glass sliders to enjoy your water view. Open wide and feel the Gulf Breezes!

**Directions:** 44 W (FT ISLAND TRAIL ) TURN LEFT @ THE ISLANDS / DIXIE SHORES JUST BEFORE TENNIS COURTS TURN LEFT ONTO KINGFISHER. END UNIT ON RIGHT

#### APPROXIMATE ROOM DIMENSIONS

<b>Living Rm:</b>	20 X 19	<b>MBR:</b>	16 X 16	<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>	14 X 10	<b>Lanai:</b>	X
<b>Dining Room:</b>	X	<b>BR 3:</b>	X	<b>Laundry:</b>	X		
<b>Kitchen:</b>	16 X 10	<b>BR 4:</b>	X	<b>Garage:</b>	X		
<b>Family Room:</b>	X	<b>Office:</b>	X	<b>Workshop:</b>	X		

#### FEATURES

**Water Type:** Gulf Access , Salt Water Canal

**Water Feat.:** Seawall

**Int Features:** Breakfast Bar , Ceiling - Standard , Counters - Laminate , Drapes , Inside Laundry , Living Room , Window Treatment(s)

**Ext Features:** Entry - Ground Level , Landscape - Full , Outdoor Lighting , Tennis Court

**Appliances:** Cable , Ceiling Fan(s) , Dishwasher , Disposal , Dryer , Microwave , Outdoor Grill , Oven - Range , Refrigerator , Smoke Detector(s) , Washer , Water Heater

**Special Info:** Aerial Photo , Flood Plain , Furnished , HOA Approval , HOA Disclosure , Lead Paint Disclosure , Progress Energy , Restrictions , Seller Prop Disclosure , Small Pets Allowed , Warranty - None

**Master BR/BA:** 1 Master Suite , Shower Only

**Style:** Other See Remarks

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

**Road Type:** Paved , Private

**Pool Type:** Community , In Ground

**Const/Found:** Concrete Blk/Stucco

**Comm Amen:** Boat Dock , Clubhouse , Laundry - In Unit , Tennis Court(s)

**Restrictions:** No Exterior Alterations , No RVs , No Trucks , Pet Restrictions

**HOA/COA Fee Incl.:** Bldg. Maintenance , Cable , Grounds Maintenance , Pest Control , Pool Service , Public Insurance , Road Maintenance , Sewer , Tennis Court(s) , Trash Removal

**Roof:** Tile

**Floor:** Carpet , Ceramic Tile , Vinyl

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

**Energy Feat:**

**Lot Desc:** Flat , Waterfront

**Possession:** At Close

**Terms Avail:** Cash , Conventional

**Farm:**

**Taxes:** \$ 1,513.00

**Tax Year:** 2011

**Homestead:** No

**Flood Plain:** Yes

**HOA/COA:** Yes

**Monthly Dues:** \$495

**Yearly Dues:** \$0

**Zoning:** CLR

**Elementary:** Crystal River Primary

**Middle:** Crystal River

**High:** Crystal River

**Agent Owned:** No

**Legal:** THE BAY VILLAS BLDG 32, 33, 34, 35 & 36 CONDO UNIT 186 DESC IN OR BK 669 PG 818

**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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