

Residential
700764 _Active**8 Blair Ct**
Homosassa, FL 34446

(20)

L\$119,900 

Cross Street:	Birchtree	Area:	22
County:	Citrus	Year Built:	1986
Subdivision:	Sugarmill Woods	Apx. Acres:	.37
Beds:	3	Apx. SqFt Under Roof:	3,350
Baths:	3	Apx. Liv. SqFt:	2,317
Waterfront:	No		
Waterfront Ft:			
Private Pool:	No	Alt Key:	2158964
Apx. Lot Size:	100 x 39 x 120 x 66 x 120	Garage:	2 Car Attached Garage , Drive - Concrete
Guest House:		Guest House Year Built:	
Guest House Bed:		Guest House SqFt:	
Guest House Bath:			
Auction:	No	Short Sale:	No
Lender Owned:	No		

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. All little girls love the "Princess Pink" w all color but seller will repaint in buyer's choice of color w ith negotiated contract.

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

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

HOA/COA Fee Incl.:

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

Farm:

Taxes: \$ 1,242.42

HOA/COA: Yes

Elementary: Lecanto Primary

Tax Year: 2010

Monthly Dues: \$0

Middle: Lecanto

Homestead: Yes

Yearly Dues: \$135

High: Lecanto

Flood Plain: Unverified

Zoning: PDR

Agent Owned: No

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

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Photo Gallery MLS# 700764A



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