

Residential  
331993\_Active2 Scully Court  
Beverly Hills, FL 34465L\$39,000 

<b>Cross Street:</b>		<b>Area:</b>	09
<b>County:</b>	Citrus	<b>Year Built:</b>	1982
<b>Subdivision:</b>	Beverly Hills	<b>Apx. Acres:</b>	.20
<b>Beds:</b>	1	<b>Apx. SqFt Under Roof:</b>	1,014
<b>Baths:</b>	1	<b>Apx. Liv. SqFt:</b>	675
<b>Waterfront:</b>	No	<b>Sec/Twp/Rng:</b>	14/ 18S/ 18E
<b>Waterfront Ft:</b>		<b>Alt Key:</b>	2279443
<b>Private Pool:</b>	No	<b>Garage:</b>	Drive - Concrete
<b>Apx. Lot Size:</b>	75 x 112		

**Public Rems:** Looking for a seasonal retreat or rental property? Some updating and you're ready to go! Home has sunroom, hurricane awnings and irrigation. Corner lot on cute cul-de-sac. Priced to sell.

**Directions:** Hwy 491 N, TR onto Roosevelt, TL onto Barbour St, TR onto Scully to first home on left corner.

## APPROXIMATE ROOM DIMENSIONS

<b>Living Rm:</b>	X	<b>MBR:</b>	X	<b>Den:</b>	X	<b>Screen Porch:</b>	X
<b>Great Room:</b>	X	<b>BR 2:</b>	X	<b>Florida Room:</b>	X	<b>Lanai:</b>	X
<b>Dining Room:</b>	X	<b>BR 3:</b>	X	<b>Laundry:</b>	X	<b>Extra Rm 1:</b>	X
<b>Kitchen:</b>	X	<b>BR 4:</b>	X	<b>Garage:</b>	X	<b>Extra Rm 2:</b>	X
<b>Family Room:</b>	X	<b>Office:</b>	X	<b>Workshop:</b>	X	<b>Extra Rm 3:</b>	X

## FEATURES

**Waterfront:**

**Int Features:** Blinds , Ceiling - Standard , Counters - Laminate , Eat-In Kitchen , Inside Laundry , Living Room

**Ext Features:** Lawn Sprinklers , Outdoor Lighting , Window - Jalousie , Florida Room

**Appliances:** Ceiling Fan(s) , Laundry Tub , Oven - Range , Range Hood , Refrigerator , Water Heater

**Special Info:** Aerial Photo , Brighthouse Cable , DSL , High Speed Internet , Progress Energy , Sold As Is , Title Insurance

**Master BR/BA:**

**Style:** Ranch

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

**Road Type:** County

**Pool Type:**

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

**Comm Amen:** Other See Remarks

**Restrictions:** Other See Remarks

**Rear Expo:** N

**Roof:** Asphalt/Fiberglass Shgl

**Floor:** Carpet , Vinyl

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

**Energy Feat:** Ridge Vents

**Lot Desc:** Corner Lot

**Possession:** At Close

**Terms Avail:** Cash , Conventional

**Taxes:** \$ 127.72

**Tax Year:** 2008

**Homestead:** Yes

**Flood Plain:** No

**HOA/COA:** No

**Monthly Dues:** \$

**Yearly Dues:** \$

**Land Use:** MDR

**Elementary:** Forest Ridge

**Middle:** Citrus Springs

**High:** Lecanto

**Agent Owned:** No

**Legal:** BEVERLY HILLS UNIT 4 PB 5 PG 130 LOT 8 OF LOTS 1 & 2 BLK 49A FURTHER DESC IN OR BK 588 PG 1414 & OR BK 595 PG 1910

**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) 697-0761

**Crystal River, FL 34429**

**Cell Ph# :** (352) 422-3998



www.naturecoastliving.com



Seasonal Retreat or Rental



Corner Lot on Cul de Sac St.



Nice size backyard



Living Room Eat In Kitchen



Living Room



Compact Kitchen

Photo Gallery MLS# 331993A



Kichen



Inside Laundry Room

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