

Residential  
345346 \_Active16219 W River Rd  
Inglis, FL 34449

(11)

L\$625,000 **Cross Street:**

**County:** Citrus  
**Subdivision:** Metes and Bounds  
**Beds:** 3  
**Baths:** 2.5  
**Waterfront:** Yes  
**Waterfront Ft:** 100  
**Private Pool:** No  
**Apx. Lot Size:** 100 x 610

**Area:** 15  
**Year Built:** 1987  
**Apx. Acres:** 1.40  
**Apx. SqFt Under Roof:** 4,421  
**Apx. Liv. SqFt:** 3,379  
**Sec/Twp/Rng:** 05/ 17S/ 16E  
**Alt Key:** 1001323  
**Garage:** 2 Car Attached Garage , Drive - Concrete , Drive - Gravel , Workshop

**Public Rems:** Sailboats-Water Lovers-Boaters-Fisherman welcome. Bring your friends and family, you have a Guest House! Fabulous views! 100 ft on the Withlacochee River! 50' permanent dock w/separate 30' floating dock & davit. Gourmet kitchen w/rock maple cabinets, Corian counters, island cabinets & butler's pantry. Double pane Anderson windows. Mexican terra cotta tile floors, tongue & groove ceilings, Tennessee stone fireplace in great room. 30 yr roof on both homes and newer A/C & heat. Owner Financing Available!

**Directions:** From US 19N, L on W River Rd (past Barge canal & before Withlacochee River), go 2.3 miles to property on R

**APPROXIMATE ROOM DIMENSIONS**

<b>Living Rm:</b> X	<b>MBR:</b> 15 X 18	<b>Den:</b> X	<b>Screen Porch:</b> 12 X 15
<b>Great Room:</b> 28 X 28	<b>BR 2:</b> 12 X 13	<b>Florida Room:</b> X	<b>Lanai:</b> X
<b>Dining Room:</b> 14 X 10	<b>BR 3:</b> 12 X 13	<b>Laundry:</b> 7 X 15	<b>Extra Rm 1:</b> 15 X 8
<b>Kitchen:</b> 14 X 14	<b>BR 4:</b> X	<b>Garage:</b> 26 X 29	<b>Extra Rm 2:</b> 30 X 40
<b>Family Room:</b> 26 X 24	<b>Office:</b> X	<b>Workshop:</b> X	<b>Extra Rm 3:</b> X

**FEATURES**

**Waterfront:** Boat Dock , Davits , Gulf Access , Riprap , Riverfront , Sail Boat Access  
**Int Features:** Bonus Room , Breakfast Bar , Ceiling - Cathedral , Counters - Solid Surface , Decorator Lights , Family Room , Fireplace - Wood , Formal Dining Room , Gourmet Kitchen , Great Room , Inside Laundry , Open Floor Plan , Pantry , Pull Down Stairs , Solar Tube , Split Floor Plan , Utility Living Area , Window Treatment(s) , Wood Cabinets  
**Ext Features:** Door - Dbl. Entry , Entry - Ground Level , Guesthouse , Landscape - Partial , Lawn Sprinklers , Outdoor Lighting , Porch - Screened , Shed/Utility Bldg , Trees , Window - Dual Pane , Workshop  
**Appliances:** Ceiling Fan(s) , Cooktop - Elec , Dishwasher , Kitchen Water Filter , Laundry Tub , Microwave , Oven - Double , Refrigerator , Smoke Detector(s) , Stack Washer/Dryer , Water Filter Owned , Water Heater  
**Special Info:** Aerial Photo , Pets Allowed , Progress Energy , Seller Prop Disclosure , Small Pets Allowed , Sold As Is , Title Insurance  
**Master BR/BA:** 1 Master Suite , Dual Sinks , Master on Main , Walk-In Closet(s)  
**Style:** Contemporary  
**Heat/Cool:** Cool - Central Electric , Cool - Multi Unit , Heat - Central Electric , Heat - Heat Pump  
**Road Type:** County , Paved  
**Pool Type:** None  
**Const/Found:** Concrete Blk/Stucco , Frame , Foundation - Slab  
**Comm Amen:** None  
**Restrictions:** No Restrictions  
**Rear Expo:** S  
**Roof:** Asphalt/Fiberglass Shgl  
**Floor:** Carpet , Ceramic Tile , Laminata  
**Sew/Water:** Sewer - Septic Private , Water - Private Well  
**Energy Feat:** Extra Insulation , Ridge Vents , Thermal Glass Windows , Zoned  
**Lot Desc:** Acreage , Mixed Topography , Rectangle , Waterfront , Wooded  
**Possession:** At Close  
**Terms Avail:** Cash , Conventional , Owner Finance

<b>Taxes:</b> \$ 4,407.40	<b>Tax Year:</b> 2010	<b>Homestead:</b> Yes	<b>Flood Plain:</b> Yes
<b>HOA/COA:</b> No	<b>Monthly Dues:</b> \$	<b>Yearly Dues:</b> \$	<b>Zoning:</b> CLR
<b>Elementary:</b> Crystal River Primary	<b>Middle:</b> Crystal River	<b>High:</b> Crystal River	<b>Agent Owned:</b> No

**Legal:** Long Legal See AK# 1001323

**Prepared by:** Steven McClory

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**Exit Realty Leaders - Crystal River**

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<http://www.naturecoastliving.com>

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1.4 Acres on Withlachochee



Fixed and Floating Docks



9.5 ft mean low tide



River Views from Kitchen



Rock Maple Cabinets



Tennessee Stone Fireplace

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Photo Gallery MLS# 345346A



**Butler Pantry**



**Family Room Terra Cotta Floors**



**Newer Roof and A C**



**Lots of windows to view river**



**Stately Entrance**

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