

Customer w/Gallery

Residential
348597 _Active

2220 S Coon Pt
Crystal River, FL 34429



(17)

L\$94,900



Cross Street:		Area:	18
County:	Citrus	Year Built:	1982
Subdivision:		Apx. Acres:	.13
Beds:	2	Apx. SqFt Under Roof:	720
Baths:	1	Apx. Liv. SqFt:	720
Waterfront:	Yes	Sec/Twp/Rng:	14/ 19S/ 16E
Waterfront Ft:	55	Alt Key:	3254599
Private Pool:	No		
Apx. Lot Size:	55 x 105	Garage:	Drive - Gravel

Public Rems: WATERFRONT for under \$100,000! Imagine the OPEN VIEW across the St. Martins Marsh from the wrap around deck of this clean and neat stilt home. Perfect weekend fisherman's paradise. Both fishing pier at John Brown's and county boat ramp within walking distance. Ozello canal accesses the Gulf of Mexico via the St Martin's river.

Directions: From Hwy. 19 take Ozello Trail to Left on John Brown Road to Rt. on Hillbilly Lane to Right on Coon Pt.

APPROXIMATE ROOM DIMENSIONS

Living Rm: 12 X 15	MBR: 12 X 11	Den: X	Screen Porch: X
Great Room: X	BR 2: 9 X 11	Florida Room: X	Lanai: X
Dining Room: X	BR 3: X	Laundry: X	Extra Rm 1: X
Kitchen: 8 X 12	BR 4: X	Garage: X	Extra Rm 2: X
Family Room: X	Office: X	Workshop: X	Extra Rm 3: X

FEATURES

Water Type: Gulf Access , Open Water View , Salt Water Canal
Water Feat.: Seawall
Int Features: Blinds , Counters - Laminate
Ext Features: Balcony , Barbecue , Entry - 2nd Floor , Window - Sgl. Hung
Appliances: Ceiling Fan(s) , Cooktop - Gas Range , Oven - Gas , Refrigerator , Water Heater
Special Info: Aerial Photo , Flood Plain , Seller Prop Disclosure , Title Insurance , Warranty - None , Withlacooche Electric

Master BR/BA: Master Upstairs	Roof: Asphalt/Fiberglass Shgl
Style: Ranch , Stilt	Floor: Carpet , Ceramic Tile
Heat/Cool: Cool - Central Air	Sew/Water: Sewer - Septic Private , Water - Public
Road Type: Private	Energy Feat:
Pool Type:	Lot Desc: Waterfront
Const/Found: Frame/Stucco	Possession: At Close
Comm Amen: Other See Remarks	Terms Avail: Cash , Conventional , FHA , VA
Restrictions: No Restrictions	

Taxes: \$ 1,336.00	Tax Year: 2010	Homestead: No	Flood Plain: Yes
HOA/COA: No	Monthly Dues: \$	Yearly Dues: \$	Zoning: CLRM
Elementary: Crystal River Primary	Middle: Crystal River	High: Crystal River	Agent Owned: No

Legal: MILES SURVEY UNREC SUBD LOT 32

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Exit Realty Leaders - Crystal River
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<http://www.naturecoastliving.com>

Photo Gallery MLS# 348597A



Ozello Waterfront



Gulf Access via St Martins



Bring your fishing poles



Ready to BBQ



Covered Patio 2 sides



Full Bath

---- Information herein deemed reliable but not guaranteed ----
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Photo Gallery MLS# 348597A



Bedroom 1



Bedroom 2



Open Kitchen to Living



Hardwood Cabinets



Great views inside and out



Perfect for weekend getaways

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Photo Gallery MLS# 348597A



Quaint and Campy Fishing Lodge



Concrete Pilings



Unobstructed view



Kick your feet up



Aerial View

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