

**Vacant Land**  
**357994 \_Active****6246 W Cardinal St**  
**Homosassa, FL 34465**

(10)

**L\$15,000** **Cross Street:****Rear Exposure:** S**County:** Citrus**Area:** 21**Waterfront:** No**Sec/Twp/Rng:** 07/ 20S/ 18E**Subdivision:** Green Acres**Apx. Acres:** 1.25**Waterfront Ft:****Alt Key:** 1165946**Road Front:** 210**Apx. Lot Size:** 209.66 x 392.15 x 59 x 72 x 150 x 204**Short Sale:** No**Lender Owned:** No**Public Rems:** NO IMPACT FEES! 1.25 Acres conveniently located on W. Cardinal St. Mobile home recently removed. Mobile Home slab, well and septic onsite. Built-in storm shelter included.**Directions:** US HWY 19 S -Turn left onto W Cardinal St (Walmart intersection) proceed approx. 1 mile to lot on right. Directly across from Lil Champ Store.**FEATURES****Water Type:****Water Feat.:****On Site Util:** Electric-WRE, Septic Sewer, Well**Avail Utilities:** Electric-WRE, Septic Sewer, Well**Special Info:** Aerial Photo, Pets Allowed, Sold As Is, Title Insurance, Warranty - None, Withlacooche Electric**Lot Desc:** Acreage, Flat, Irregular, Non-Waterfront, Room for Pool **Zoning:** Mobile Home, Single Family Residential**Buildings:** Other See Remarks**Sewer/Water:** Sewer - Septic Private, Water - Private Well**Comm Amen:** Near Shopping**Fencing:****Road Type:** County**Possession:** At Close**Restrictions:****Terms Avail:** Cash, Conventional**Condo Fees:****Taxes:** \$ 99.56**Tax Year:** 2012**Homestead:** No**Flood Plain:** Unverified**HOA:** No**Monthly Dues:** \$**Yearly Dues:** \$**Zoning:** RURM**Elementary:** Homosassa**Middle:** Crystal River**High:** Crystal River**Agent Owned:** No**Legal:** GREEN ACRES ADD 5 LOT 39 LESS: DESC IN OR BK 556 PG 648 TO S CHROCK (25A-39) FURTHER DESC IN OR BK 1167 PG 1441**Prepared by: Steven McClory**  
**Exit Realty Leaders - Crystal River**  
**730 N. Suncoast Blvd.****Email :** info@naturecoastliving.com**Off. Ph# :** (352) 794-0888**Agt. Ph# :** (352) 422-3998**Crystal River, FL 34429****Cell Ph# :** (352) 422-3998<http://www.naturecoastliving.com>

Information herein deemed reliable but not guaranteed - - - Copyright 2012 REALTORS® Association of Citrus County, Inc. 10/16/2012 02:50 PM



**1.25 Acres Close to Shopping**



**Storm Shelter**



**Slab from removed Mobile**



**No Impact Fees**



**Well & Septic Onsite**



--- Information herein deemed reliable but not guaranteed ---

REALTORS® Association of Citrus County, Inc.

10/16/2012 02:50 PM



**Photo Gallery MLS# 357994A**



**Ready for new home**



--- Information herein deemed reliable but not guaranteed ---

REALTORS® Association of Citrus County, Inc.

10/16/2012 02:50 PM

