

Residential
358437 _Active**12763 W Acacia Dr**
Crystal River, FL 34428

(24)

L\$99,900 

Cross Street: Checkerberry Dr
County: Citrus
Subdivision: Crystal Manor
Beds: 3
Baths: 2
Waterfront: No
Waterfront Ft:
Private Pool: No
Apx. Lot Size: 165 x 305

Area: 12
Year Built: 1998
Apx. Acres: 1.16
Apx. SqFt Under Roof: 2,577
Apx. Liv. SqFt: 1,539
\$ per Liv. SqFt: \$65
Alt Key: 2109688
Garage: 2 Car Attached Garage , 2 Car Carport
 Detached , Drive - Concrete
Short Sale: No

Auction: No
Lender Owned: No

Public Rems: Corner lot, 1+ Acre, wooded and peaceful. Ready to move in, meticulously maintained. Includes screened entry, utility shed/w orkshop, covered patio, screened garage, security system and lots more. 3 Bedroom, 2 Bath, split bedroom layout. Spacious Florida Room. A guaranteed beauty priced under \$100,000.

Directions: From Hwy 19 North turn on Riverwood to left on Checkerberry to left onto Acacia to 1st home on Right.

APPROXIMATE ROOM DIMENSIONS

Living Rm: 24 X 13	MBR: 15 X 14	Den: X	Screen Porch: X
Great Room: X	BR 2: 12 X 13	Florida Room: 11 X 19	Lanai: X
Dining Room: 13 X 9	BR 3: 12 X 14	Laundry: 5 X 9	Extra Rm 1: X
Kitchen: 10 X 11	BR 4: X	Garage: 20 X 21	Extra Rm 2: X
Family Room: X	Office: X	Workshop: X	Extra Rm 3: X

FEATURES**Water Type:****Water Feat.:**

Int Features: Blinds , Breakfast Bar , Ceiling - Standard , Counters - Laminate , Counters - Pass Thru , Inside Laundry , Living Room , Pantry , Split Floor Plan , Walk-In Closet(s) , Window Treatment(s)

Ext Features: Entry - Ground Level , Lawn Sprinklers , Outdoor Lighting , Patio - Covered , Porch - Screened , Shed/Utility Bldg , Window - Sgl. Hung , Florida Room

Appliances: Ceiling Fan(s) , Dishwasher , Dryer , Garage Door Opener(s) , Kitchen Water Filter , Laundry Tub , Oven - Range , Range Hood , Refrigerator , Satellite Dish Owned , Security System , Smoke Detector(s) , Washer , Water Filter Owned , Water Heater , Water Softener Owned

Special Info: Aerial Photo , Pets Allowed , Progress Energy , Restrictions , Small Pets Allowed , Sold As Is , Title Insurance , Warranty - None

Master BR/BA: 1 Master Suite , Master on Main , Shower Only , Walk-In Closet(s)

Style: Ranch

Heat/Cool: Cool - Central Air , Cool - Central Electric , Heat - Heat Pump , Heat - Wall/Window

Road Type: County

Pool Type:

Const/Found: Concrete Blk/Stucco , Foundation - Slab

Comm Amen: None

Restrictions: Deed Restrictions

HOA/COA Fee Incl.:

Taxes: \$ 753.00

HOA/COA: No

Elementary: Crystal River Primary

Tax Year: 2012

Monthly Dues: \$

Middle: Crystal River

Homestead: Yes

Yearly Dues: \$

High: Crystal River

Flood Plain: No

Zoning: CLR

Agent Owned: No

Legal: CRYSTAL MANOR UNIT 2 LT 16 BLK 87

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<http://www.naturecoastliving.com>



1.16 Acres



Entry & Living. Room



Living. Room



Living.Room



Screened Porch



Screened Entry Porch

Photo Gallery MLS# 358437A



Kitchen



Kitchen with Pass Through



Kitchen with Breakfast Bar



Florida Room



Florida Room



Guest Bedroom

Photo Gallery MLS# 358437A



Guest Bedroom



Guest Bedroom



Guest Beth



Master Suite



His & Hers Walk In Closets



Master Bath Dual Vanities

--- Information herein deemed reliable but not guaranteed ---
REALTORS® Association of Citrus County, Inc.
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Master Bath Water Closet



Inside Laundry



Country Setting on 1.16 Acres



Covered Patio



Utility Shed Wkshop & Carport



Corner Lot, Private Setting