Residential 358437

12763 W Acacia Dr Crystal River, FL 34428



Area:

Year Built:

Apx. Acres:



12

1998

1.16

Apx. SqFt Under Roof: 2,577

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 Alt Key: 2109688

Apx. Liv. SqFt: 1,539

\$ per Liv. SqFt:\$65

2 Car Attached Garage, 2 Car Carport Garage:

Detached, Drive - Concrete

Auction: No Short Sale:

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 Hw y 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:	Χ	Screen Porch:	Х
Great Room:	Χ	BR 2:	12 X 13	Florida Room:	11 X 19	Lanai:	Χ
Dining Room:	13 X 9	BR 3:	12 X 14	Laundry:	5 X 9	Extra Rm 1:	Χ
Kitchen:	10 X 11	BR 4:	Χ	Garage:	20 X 21	Extra Rm 2:	Χ
Family Room:	X	Office:	X	Workshop:	X	Extra Rm 3:	X
FFATURES							

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 Roof: Asphalt/Fiberglass Shgl

Heat/Cool: Cool - Central Air . Cool - Central Electric . Heat - Heat Floor:

Pump . Heat - Wall/Window

Road Type: County Pool Type:

Const/Found: Concrete Blk/Stucco, Foundation - Slab Sew/Water: Sew er - Septic Private , Water - Private Well

Carpet . Vinvl

Energy Feat:

Lot Desc: Acreage, Corner Lot, Non-Waterfront,

Rectangle, Room for Pool, Wooded

Comm Amen: None Possession: At Close

> Deed Restrictions Terms Avail: Cash, Conventional

HOA/COA Fee Incl.:

Restrictions:

Taxes: \$ 753.00 2012 Flood Plain: Tax Year: Homestead: Yes No HOA/COA: Monthly Dues: \$ Yearly Dues: \$ Zoning: CLR Crystal River Agent Owned: ⊟ementary: Crystal River Primary Middle: High: Crystal River No

Legal: CRYSTAL MANOR UNIT 2 LT 16 BLK 87

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1.16 Acres



Entry & Living. Room



Living. Room



Living.Room



Screened Porch



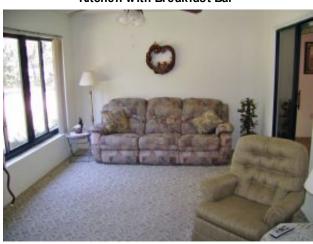
Screened Entry Porch



Kitchen



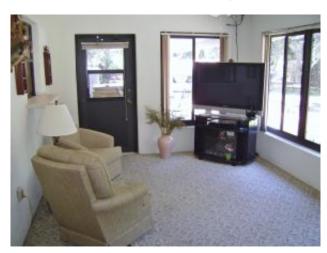
Kitchen with Breakfast Bar



Florida Room



Kitchen with Pass Through



Florida Room



Guest Bedroom



Guest Bedroom



Guest Beth



Guest Bedroom



Master Suite



His & Hers Walk In Closets



Master Bath Dual Vanaties

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Master Bath Water Closet



Country Setting on 1.16 Acres



Utility Shed Wkshop & Carport



Inside Laundry



Covered Patio



Corner Lot, Private Setting