Residential 358972 _Active

3503 N Bravo Dr Beverly Hills, FL 34465

Apx. Acres:

Area: Year Built:



Apx. SqFt Under Roof: 4,478

Apx. Liv. SqFt: 3,276

\$ per Liv. SqFt:\$116

1999

5.63

L\$379,900 🗹



Cross Street:

County: Citrus Subdivision: Pine Ridge

Beds: 4

Baths: 4 Waterfront: No Waterfront Ft:

Private Pool:

Yes Alt Key: 2128038

Garage: Apx. Lot Size: 400 X 600 3 Car Attached Garage, 2 Car Carport

Detached, Boat Parking, Drive -Concrete, Workshop

Auction: No Short Sale:

Lender Owned:No

Public Rems: Expansive 4 bedroom, 4 bath pool home. Sparkling sw imming pool w ith spa, fountain and w aterfall. 2 Master Suites. Fresh, new

carpeting. 3 Car Garage. 5.63 Acres on Equestrian Riding Trail.

Directions: Rt. 491 to Mustang Blvd. Right on Bravo to sign on right. OTHER Rt. 486 to Pine Ridge Blvd. to right on Mustang and left on Bravo to

sign on right.

APPROXIMATE ROOM DIMENSIONS 17 X 21 Den: Living Rm: MBR: 14 X 17 Screen Porch: Great Room: BR 2: 14 X 17 Florida Room: 13 X 25 Χ Χ Lanai: Dining Room: 13 X 14 BR 3: 12 X 16 Laundry: 6 X 10 Extra Rm 1: Х Kitchen: Extra Rm 2: 12 X 13 BR 4: 12 X 14 Garage: 24 X 30 5 X 9 Family Room: 18 X 21 Office: Χ Workshop: 14 X 24 Extra Rm 3: Х **FEATURES**

Water Type:

Water Feat.:

Comm Amen:

Int Features: Blinds, Breakfast Bar, Ceiling - Cathedral, Ceiling - Standard, Counters - Solid Surface, Drapes, Family Room, Fireplace - Gas, Formal Dining Room, Inside Laundry, Lanai, Living Room, Open Floor Plan, Pantry, Plant Shelf, Pull Down Stairs, Split Floor Plan,

Walk-In Closet(s), Window Treatment(s)

Ext Features: Barbecue, Door - Dbl. Entry, Door - Sliding Glass, Entry - Ground Level, Lanai, Landscape - Partial, Lawn Sprinklers, Outdoor

Lighting, Shed/Utility Bldg, Slab, Trees, Waterfall, Window - Sgl. Hung, Workshop

Appliances: Cable, Ceiling Fan(s), Dishwasher, Dryer, Garage Door Opener(s), Laundry Tub, Microwave Hood, Outdoor Grill, Oven - Range

Refrigerator, Smoke Detector(s), Washer, Water Heater

Special Info: Brighthouse Cable, Golf Community, Pets Allowed, Progress Energy, Seller Prop Disclosure, Warranty-None

Master BR/BA: 2 Master Suites, Dual Sinks, Garden Tub, Master on Main

, Separate Tub/Show er , Walk-In Closet(s)

Style: Contemporary Roof: Asphalt/Fiberglass Shall Heat/Cool: Cool - Central Air . Cool - Central Electric . Heat - Central Floor: Carpet, Ceramic Tile

Electric, Heat - Heat Pump

Road Type: County Sew/Water: Sew er - Septic Private , Water - Irrigation , Water

Pool Type: Caged, Concrete, In Ground, Solar Heat Energy Feat: Solar Tinted Windows

Const/Found: Concrete Blk/Stucco, Foundation - Slab Lot Desc: Acreage, Mixed Topography, Sloped, Wooded

Clubhouse, Golf Course, Lighted Tennis, Near Shopping, Possession: At Close

Shuffleboard, Tennis Court(s), Other See Remarks

Restrictions: Deed Restrictions Terms Avail: Cash, Conventional, FHA, VA HOA/COA Fee Incl.: Farm: Horses Allow ed, Land-Wooded

Taxes: \$ 3,185.00 Tax Year: 2012 Homestead: Yes Flood Plain: No HOA/COA: Monthly Dues: \$0 Yearly Dues: \$192 RUR Yes Zoning: Central Ridge Crystal River ⊟ementary: Middle: High: Crystal River Agent Owned: No

Legal: PINE RIDGE UNIT 2 PB 8 PG 37 LOT 3 BLK 222

Prepared by: Steven McClory Exit Realty Leaders - Crystal River 730 N. Suncoast Blvd.

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When only the best will do!



Stunning Entry



Vast Cathedral Ceilings



Cozy Family Room with Gas FP



Corian and lots of Cabinets



Kitchen open to Family Room



Bedroom Suite Bath and Laundry



Master Suite Laundry



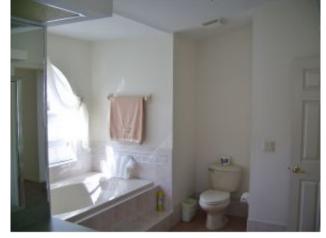
Bath in Bedroom Suite



Dining Room







Master Bathroom

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Master Bedroom & Connecting BR



Guest Bathroom



Pool Bath



3rd Bedroom & spacious Closets



Washer & Dryer included



Fabulous Pool views all around



All eyes on the Pool



Sparkling and Inviting



Private 5+ Acres



Workshop and Carport too!



3 Car attached Garage



Welcome Home Lucky Buyer

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