

Residential
358972 Active**3503 N Bravo Dr**
Beverly Hills, FL 34465

(24)

L\$339,900 

Cross Street:		Area:	14
County:	Citrus	Year Built:	1999
Subdivision:	Pine Ridge	Apx. Acres:	5.63
Beds:	4	Apx. SqFt Under Roof:	4,478
Baths:	4	Apx. Liv. SqFt:	3,276
Waterfront:	No	\$ per Liv. SqFt:	\$104
Waterfront Ft:		Alt Key:	2128038
Private Pool:	Yes	Garage:	3 Car Attached Garage , 2 Car Carport Detached , Drive - Concrete , Workshop
Apx. Lot Size:	400 X 600	Guest House:	
		Guest House Year Built:	
Guest House:		Guest House SqFt:	
Guest House Bed:			
Guest House Bath:			
Auction:	No	Short Sale:	No
Lender Owned:	No		

Public Rems: Expansive 4 bedroom, 4 bath pool home. Sparkling swimming pool with spa, fountain and waterfall. 2 Master Suites. Fresh, new carpeting. 3 Car Garage. 5.63 Acres on Equestrian Riding Trail. Seller providing a one year home warranty for the lucky new buyers of this exquisite house.

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

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

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

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 - Seller Provide

Master BR/BA: 2 Master Suites , Dual Sinks , Garden Tub , Master on Main , Separate Tub/Shower , Walk-In Closet(s)

Style: Contemporary

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

Road Type: County

Pool Type: Caged , Concrete , In Ground , Solar Heat

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

Comm Amen: Clubhouse , Golf Course , Lighted Tennis , Near Shopping , Shuffleboard , Tennis Court(s) , Other See Remarks

Restrictions: Deed Restrictions

HOA/COA Fee Incl.:

Roof: Asphalt/Fiberglass Shgl

Floor: Carpet , Ceramic Tile

Sew/Water: Sewer - Septic Private , Water - Irrigation , Water - Public

Energy Feat: Solar Tinted Windows

Lot Desc: Acreage , Mixed Topography , Sloped , Wooded

Possession: At Close

Terms Avail: Cash , Conventional , FHA , VA

Farm: Horses Allowed , Land -Wooded

Taxes: \$ 3,185.00

Tax Year: 2012

Homestead: Yes

Flood Plain: No

HOA/COA: Yes

Monthly Dues: \$0

Yearly Dues: \$192

Zoning: RUR

Elementary: Central Ridge

Middle: Crystal River

High: Crystal River

Agent Owned: No

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

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Exit Realty Leaders - Crystal River

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<http://www.naturecoastliving.com>

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Photo Gallery MLS# 358972A



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

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Photo Gallery MLS# 358972A



Bedroom Suite Bath and Laundry



Master Suite Laundry



Bath in Bedroom Suite



Dining Room



Master Bathroom & Garden Tub



Master Bathroom

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Photo Gallery MLS# 358972A



Master Bedroom & Connecting BR



Pool Bath



Guest Bathroom



3rd Bedroom & spacious Closets



Washer & Dryer included



Fabulous Pool views all around

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Photo Gallery MLS# 358972A



All eyes on the Pool



Sparkling and Inviting



Private 5+ Acres



3 Car attached Garage



Workshop and Carport too!



Welcome Home Lucky Buyer

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