

**Mobile**  
706734 Active

**7110 S Maxwell**  
**Homosassa, FL 34446**



**L\$49,900**



<b>Cross Street:</b>	Cardinal St	<b>Area:</b>	21
<b>County:</b>	Citrus	<b>Year Built:</b>	2000
<b>Subdivision:</b>	Gulf Highway Land	<b>Apx. Acres:</b>	1.15
<b>Beds:</b>	3	<b>Apx. SqFt Under Roof:</b>	1,152
<b>Baths:</b>	2	<b>Apx. Liv. SqFt:</b>	1,152
<b>Waterfront:</b>	No		
<b>Waterfront Ft:</b>			
<b>Private Pool:</b>	No	<b>Alt Key:</b>	2445670
<b>Apx. Lot Size:</b>	165 x 304	<b>Garage:</b>	Drive - Unpaved , None , Storage
<b>Guest House:</b>	No	<b>Guest House Year Built:</b>	
<b>Guest House Bed:</b>		<b>Guest House SqFt:</b>	
<b>Guest House Bath:</b>			
<b>Auction:</b>	No	<b>Short Sale:</b>	No
<b>Lender Owned:</b>	No		

**Public Rems:** I'm in fabulous condition, ready for new owners. With 3 Bedrooms, 2 Full Baths, and spacious Kitchen. I sit on 1.15 acres and have a front deck, 2 sheds, and I'm fully Fenced too! Check me out, I won't disappoint. :^)

**Directions:** Homosassa US 19 to Cardinal St to Right on Maxwell Pt to mobile on Right.

**APPROXIMATE ROOM DIMENSIONS**

<b>Living Rm:</b> X	<b>MBR:</b> X	<b>Den:</b> X	<b>Screen Porch:</b> X
<b>Great Room:</b> X	<b>BR 2:</b> X	<b>Florida Room:</b> X	<b>Lanai:</b> X
<b>Dining Room:</b> X	<b>BR 3:</b> X	<b>Laundry:</b> X	
<b>Kitchen:</b> X	<b>BR 4:</b> X	<b>Garage:</b> X	
<b>Family Room:</b> X	<b>Office:</b> X	<b>Workshop:</b> X	

**FOR MOBILE HOME USE ONLY**

<b>Home Length:</b> 48	<b>Home Width:</b> 24	<b>Foundation:</b> Blocks
<b>RP Tag1:</b> R717373	<b>RP Tag2:</b> R717374	<b>RP Tag3:</b>
<b>Serial:</b>	<b>Serial:</b>	<b>Serial:</b>

**FEATURES**

**Water Type:**  
**Water Feat.:**  
**Int Features:** Ceiling - Cathedral , Counters - Laminate , Drapes , Inside Laundry , Living Room , Split Floor Plan , Walk-In Closet(s) , Window Treatment(s) , Wood Cabinets  
**Ext Features:** Entry - 1st Upper , Fenced Yard , Outdoor Lighting , Shed/Utility Bldg , Window - Sgl. Hung  
**Appliances:** Ceiling Fan(s) , Dryer , Microwave , Oven - Range , Refrigerator , Security System , Smoke Detector(s) , Washer , Water Heater , Water Softener Owned  
**Special Info:** Aerial Photo , Sold As Is , Withlacooche Electric  
**Master BR/BA:** 1 Master Suite , Garden Tub , Master on Main , Separate Tub/Show er , Walk-In Closet(s)  
**Style:** Double Wide  
**Heat/Cool:** Cool - Central Air , Heat - Heat Pump  
**Road Type:** County  
**Pool Type:** None  
**Const/Found:** Manuf/Modular  
**Comm Amen:** Near Shopping  
**Restrictions:** No Restrictions  
**HOA/COA Fee Incl.:**  
**Roof:** Asphalt/Fiberglass Shgl  
**Floor:** Carpet , Vinyl  
**Sew/Water:** Sew er - Septic Private , Water - Private Well  
**Energy Feat:**  
**Lot Desc:** Acreage , Flat , Non-Waterfront , Rectangle  
**Possession:** At Close  
**Terms Avail:** Cash , Conventional , FHA , VA  
**Farm:**

<b>Taxes:</b> \$ 651.00	<b>Tax Year:</b> 2013	<b>Homestead:</b> No	<b>Flood Plain:</b> No
<b>HOA/COA:</b> No	<b>Monthly Dues:</b> \$	<b>Yearly Dues:</b> \$	<b>Zoning:</b> RURM
<b>Elementary:</b>	<b>Middle:</b>	<b>High:</b>	<b>Agent Owned:</b> No

**Legal:** GULF HWY LAND UNIT 9 SEC 3 PB 5 PG 70 S1/2 OF LOT 31



**Prepared by: Steven McClory**  
**Exit Realty Leaders - Crystal River**  
**730 N. Suncoast Blvd.**  
**Crystal River, FL 34429**

**Email :** info@naturecoastliving.com  
**Off. Ph# :** (352) 794-0888  
**Agt. Ph# :** (352) 422-3998  
**Cell Ph# :** (352) 422-3998



<http://www.naturecoastliving.com>

**Photo Gallery MLS# 706734A**



**Great Condition on 1.15 Acres**



**Ready for New Owners**



**Spacious Kitchen**



**Washer-Dryer Included**



**Ample Storage**



**Dining Room**

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

REALTORS® Association of Citrus County, Inc.

11/20/2013 09:08 PM

**Photo Gallery MLS# 706734A**



**Nice, Open Flow!**



**Furniture Negotiable**



**Just move right in!**



**Master Suite**



**Master Bath**



**Relaxing Garden Tub**

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

REALTORS © Association of Citrus County, Inc.

11/20/2013 09:08 PM



**Photo Gallery MLS# 706734A**



**Separate Tub & Shower**



**Guest Bedroom**



**Guest Bath**



**3rd Bedroom**



**Quality and Low Price**



**Lots of legroom here.**

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

REALTORS © Association of Citrus County, Inc.

11/20/2013 09:08 PM

**Photo Gallery MLS# 706734A**



**Extra Stroage too!**



**Great Condition for under \$50K**

--- Information herein deemed reliable but not guaranteed ---  
REALTORS © Association of Citrus County, Inc.  
11/20/2013 09:08 PM