

Single Family
MLS# 2112747 Active

1248 E Peruvian Pastures Lne
Other(Citrus), FL 34601

LP\$475,000



Subdivision: Unplatted
Current Zoning: Other-Not in Hernando
Acres: 10.00
Lot Dim. Approx:
Lot Dim. Source:
Mobile/Manuf Type: N/A
Level/Stories: 2
[Citrus County Tax Link](#)
Contact Property Appraiser (352) 341-6600
Elem. School: Not Zoned For Hernando
Mid. School: Not Zoned For Hernando
High School: Not Zoned For Hernando
School Yr-Yr 2009-2010

Bed/Bath/Gar: 3/3/2
Split Plan: Yes **Half Baths:** 0
Carport: 2 Car Carport
Year Built: 2001
Apx Liv SqFt: 1,522
Apx SF Under Rf: 2,302
SF Source: Tax Rolls
LP Per Liv. SF: \$312.09
Private Pool: No
Community Pool: No
Fireplace: No
Paved Rd: No
Waterfront/Frntge: No/

Directions: 98N turn on Brittle Rd., turn R on E Trail 28 follow to gate, proceed through immediately turn R follow easement to sign.
Near. Cross St.:

Remarks: Picture Perfect Country Setting. Immaculately maintained home and outbuildings. 10 Acres located just north of Brooksville lots of privacy. Near state forest riding trails so bring your horses. Must see.

Equip. Appliances: Cooktop-Electric , Dishwasher , Dryer , Oven-Electric , Refrigerator , Washer

Rooms: Kitchen , Living Room

Master BR/BA:
Flooring: Carpet , Ceramic Tile

Living Rm:	MBR:	Den/Office:	Scrn Porch:
Great Rm:	BR 2:	Loft:	Lanai:
Dining Rm:	BR 3:	Media/Game:	Florida:
Kitchen:	BR 4:	Bonus Rm:	Garage:
Family Rm:	BR 5:	Bfast Nook:	Workshop:

Int. Features:

Construction: Concrete Block	Garage/Prkg: Detached
New Const./Type: No/	Style: Other-See Remarks
Builder Name:	Roof: Asphalt/Fiberglass Shgl
Builder Model:	Fence: Wire , Wood

Pool/Pool Extras:

Ext. Features: Fish Pond , Patio-Screened , Pole Barn , Shed/Utility Bldg , Workshop

Area/Map Code: 90/ NONE **Utilities:** Other-See Remarks

Acreage Info: Over 9 to 20 Acres

Lot SqFt: **Addl Acreage:** No

Road Type:

Water/Sewer: Septic - Private , Well - Private

Lot Description:

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

Rear Exposure:

Energy Feat.:

Waterfront:

Complex Name:

Condo Unit:
Comm. Restrict.:

HOA/COA: No **HOA/COA Fees:** \$

HOA/COA Sched.: **Mthly Maint. Fee:** \$

CDD: No **CDD Fees:** \$

Condo/HOA/CDD Fee Incl.:

Community Amenities:

Sec/Twp/Rng: 9/ 21/ 19	Taxes: \$1,998	Homestead: Yes
Subdiv/Block/Lot: 4510/ 0/ 0	Tax Yr: 2008	Greenbelt: No
Unit#:	Tax ID: 19E21S09 32000 01HX	City/Co. Special Assmnt/Fee: No
Key #: 00000	Exemptions: 25000	# of Residences:
DOR Use Code: 1	Exempt Yr: 2008	Living SF (Oth. Res.):

Legal Description: Lengthy Call Office

Short Sale: No	Lender Owned/REO: No	Agent Owned: No
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Special Info:

Docs on File: Sellers Disclosure

Terms Avail.: Cash , Conventional

List Date: 09/04/2009	Org List Price: \$475,000	Occupied: Owner
List Type: Exclusive Right to Sell	BA Com.: 3	Owner Name: Fowler, Don and Joy
Internet: Yes	VOW Addr.: No	VOW AVM: No
VOW Comm.: No	IDX Y/N : Yes	IDX AVM: No
IDX Comm.: No	R.com Y/N: Yes	Show Address: No
Exclusions: No	NR Com.: 3	LBox: No LBox Location:
Variable Rate Comm.: No	TB Com.: 3	Escrow Agt of Choice:
Bonus: No	Bonus \$/ %:	Show Appt Ph#: (352) 796-4948

Bonus Rems: **Showing Instructions:** 24 Hour Notice , Call List Agent/Appt Req

Private Rems:

Firm Rems:

AGENT/BROKER INFO

List Off: TOMMIE DAWSON REALTY	Office Phone/Fax: (352) 796-4948 / (352) 796-1948
List Agt: SHAUN ANDREW	List Agent Cell: (352) 346-4654 Team Name:
Co LAgt:	Co-List Agent Cell: () - Show Address: No
List Firm/Off: 023/0	List Agent: 12543 DOM/TDOM: 25/695

Sell Firm/Off: [L](#)
Active w/Contract:
Pend Date:
List Price: \$475,000
Org LA: SHAUN ANDREW

Sell Agent:
Kick Out/Clause:
Anticipated Close Dt:
Sell Price:
Org SA:

DTC:
Reason for Contingency:
Sell Date:

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All information regardless of source, including but not limited to, square footage, sizes, room dimensions, property taxes, and school information deemed reliable, but is not guaranteed and should be verified by personal inspection and/or with a appropriate professional(s).