

PREPARED BY



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Single Family
MLS# 2128237 Active

13294 CECIL CT
Spring Hill, FL 34609



LP\$340,000



Property of Hernando County MLS

Subdivision: Oaks (The) Unit 1
Current Zoning: R1C
Acres: .76
Lot Dim. Approx:
Lot Dim. Source: Tax Roll
Mobile/Manuf Type: N/A
Level/Stories: 1
[Hernando County Tax Link](#)
Contact Property Appraiser (352) 754-4190
Elem. School: Spring Hill
Mid. School: West Hernando
High School: Central
School Yr-Yr: 2011-2012
Near. Cross St.:

Bed/Bath/Gar: 3/ 2/ 2 Car Garage
Split Plan: Yes **Half Baths:** 0
Carport: None-Carport
Year Built: 2005
Apx Liv SqFt: 2,397
Apx SF Under Rf: 3,606
SF Source: Tax Rolls
LP Per Liv. SF: \$141.84
Private Pool: No
Community Pool: No
Fireplace: No
Paved Rd: Yes
Waterfront/Frntge: No/

Directions: From the intersection of Cortez Blvd and Barclay Ave, go S on Barclay, turn W (right) at flashing light on Lawrence Street, turn left on Right Curve Rd, then Right on Cecil Ct

Remarks: 3/2 Home on 0.76 acre located in the desirable community of the Oaks in Spring Hill off of Barclay Drive. Convenient location, near shopping and the Suncoast Parkway. Well laid out floor plan. No Build Behind and large lot provide a lot of privacy. Must See.

Equip. Appliances: Ceiling Fan(s) , Dishwasher , Oven/Range-Electric , Smoke Detector(s)

Rooms: Breakfast Nook , Dining Room Formal , 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:** Blinds**Construction:** Concrete Block , Stucco**Garage/Prkg:** Attached**New Const./Type:** No/**Style:** Contemporary**Builder Name:****Roof:** Asphalt/Fiberglass Shgl**Builder Model:****Fence:****Pool/Pool Extras:****Ext. Features:****Area/Map Code:** 03/ K5**Utilities:** Cable Available , DSL Available , High Speed Internet Av.**Acreage Info:** Over 1/2 to 1 Acre**Lot SqFt:** 33115 **Addl Acreage:** No **Waterfront:****Road Type:****Water/Sewer:** Sewer - HCUD , Water - HCUD**Lot Description:****Heat/Cool:** Cool-Central Electric , Heat-Central Electric**Rear Exposure:****Energy Feat.:****Complex Name:****Comm. Restrict.:****HOA/COA:** No **HOA/COA Fees:** \$ **Condo Unit:****HOA/COA Sched.:** **Mthly Maint. Fee:** \$**CDD:** No **CDD Fees:** \$**Condo/HOA/CDD Fee Incl.:****Community Amenities:****Sec/Twp/Rng:** 3/ 23/ 18**Homestead:**

No

Greenbelt:

No

Subdiv/Block/Lot: 2811/ 0000/ 0140**City/Co. Special Assmnt/Fee:**

Yes

of Residences:**Unit#:****Key #:**[01104717](#)**Living SF (Oth. Res.):****DOR Use Code:** 1**Legal Description:**

THE OAKS UNIT ONELOT 14

Short Sale: No**Auction:** No**Lender Owned/REO:** No**Agent Owned:** No**Special Info:****Docs on File:** Sellers Disclosure**Terms Avail.:** Cash , Conventional , FHA , VA

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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).