

PREPARED BY



SHAUN ANDREW
TOMMIE DAWSON REALTY

675 Ponce De Leon Blvd.



Brooksville, FL 34601

Email : shauna@tommiedawson.com

-

Office Ph# : (352) 796-4948

Cell Ph# : (352) 346-4654

Fax Ph# : (352) 796-1948

Single Family
MLS# 2128195 Active

34440 Dowling Lake Road
Dade City, FL 33523



LP\$850,000



Property of Hernando County MLS

Subdivision: Not In Hernando
Current Zoning: Other-Not in Hernando
Acres: 9.39
Lot Dim. Approx:
Lot Dim. Source:
Mobile/Manuf Type: N/A
Level/Stories: 2
[Pasco County Tax Link](#)
Contact Property Appraiser (352) 521-4433
Elem. School: Not Zoned For Hernando
Mid. School: Not Zoned For Hernando
High School: Not Zoned For Hernando
School Yr-Yr: 2009-2010
Near. Cross St.:

Bed/Bath/Gar: 4/ 3/ 2 Car Garage
Split Plan: Yes **Half Baths:** 2
Carport: None-Carport
Year Built: 1992
Apx Liv SqFt: 3,102
Apx SF Under Rf: 4,358
SF Source: Tax Rolls
LP Per Liv. SF: \$274.02
Private Pool: Yes
Community Pool: No
Fireplace: Yes
Paved Rd: No
Waterfront/Frntge: Yes/ 300

Directions: From the intersection of SR50 and Spring Lake HWY. Go S on Spring Lake Hwy(Which turns into Lake lola Rd) Turn L on Trilby, then go L on Dowling Lake Rd. No sign @ Property

Remarks: 9 Acre Lakefront Estate Home. 4 bedroom 3 bath home with separate office us newly renovated. Property ready for horses equipped with barn and cross fencing. Pool, lakefront, and private dock are just a few of the properties amenities.

Equip. Appliances: Dishwasher , Disposal , Dryer , Microwave , Refrigerator , Washer

Rooms: Den/Office

Master BR/BA:

Flooring: Carpet , Ceramic Tile , Wood

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: Ceiling-Vaulted

Construction: Concrete Block , Stucco

New Const./Type: No/

Builder Name:

Builder Model:

Garage/Prkg: Attached , Drive-Paved

Style: Other-See Remarks

Roof: Asphalt/Fiberglass Shgl

Fence:

Pool/Pool Extras: Heated-Electric , In Ground Pool , Screen Enclosed

Ext. Features: Barn/Stalls , Patio-Screened , Shed/Utility Bldg

Utilities: Other-See Remarks

Area/Map Code: 92/ NONE

Acreage Info: Over 9 to 20 Acres

Lot SqFt: **Addl Acreage:** No **Waterfront:**Deck , Lake Frontage , Lake View

Road Type:

Water/Sewer: Septic - Private , Well - Private

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: 31/ 23/ 31

Homestead: No

Greenbelt: No

Subdiv/Block/Lot: 0/ 0000/ 0000

City/Co. Special Assmnt/Fee: No

of Residences:

Unit#:

Key #: 00000

Living SF (Oth. Res.):

DOR Use Code: 1

Legal Description: Call Office

Short Sale: No **Auction:** No **Lender Owned/REO:** No **Agent Owned:** No

Special Info: **Docs on File:** Aerial Photo **Terms Avail.:** Cash , Conventional

Copyright 2011 Hernando County Association of REALTORS 07/08/2011 02:59 PM

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).