

## PREPARED BY



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Mobile/Manufactured  
MLS# 2099381 Active

6009 COLONY CIR  
Weeki Wachee, FL 34607



(7)

LP\$250,000



Property of Hernando County MLS

Subdivision: Palm Grv Colony Un 2  
Current Zoning: R1A  
Acres: .26  
Lot Dim. Aprox:  
Lot Dim. Source:  
Mobile/Manuf Type:  
Level/Stories:  
[Hernando County Tax Link](#)  
Contact Property Appraiser (352) 754-4190  
Elem. School: Pine Grove  
Mid. School: Fox Chapel  
High School: Central  
School Yr-Yr: -2008

Bed/Bath/Gar: 1/ 1/  
Split Plan: No Half Baths: 0  
Carport: 1 Car Carport  
Year Built: 1982  
Apx Liv SqFt: 644  
Apx SF Under Rf: 1,618  
SF Source: Tax Rolls  
LP Per Liv. SF: \$388.20  
Private Pool: No  
Community Pool: No  
Fireplace: No  
Paved Rd: Yes  
Waterfront/Frntge: Yes/

Directions: East on Cortez from the intersection of Cortez 19 Turn Left on Avenue of the Palms, Left on Palm Creek Drive, Left on Colony Circle

Near. Cross St.:

Remarks: Waterfront Getaway! 1/1 Mobile on the water with access to the gulf. Located on a double lot, immaculately maintained sold as/is and furnished. This is a must see for someone who is looking for a weekend home or for someone who just loves the water.

Equip. Appliances: Dryer , Refrigerator , Washer

## Rooms:

Master BR/BA:

Flooring: Carpet

Living Rm: MBR:  
Great Rm: BR 2:  
Dining Rm: BR 3:  
Kitchen: BR 4:  
Family Rm: BR 5:

Den/Office:  
Loft:  
Media/Game:  
Bonus Rm:  
Bfast Nook:

Scrn Porch:  
Lanai:  
Florida:  
Garage:  
Workshop:

## Int. Features:

Construction: Other-See Remarks  
New Const./Type: /  
Builder Name:  
Builder Model:

Garage/Prkg: Attached , None  
Style:  
Roof: Asphalt/Fiberglass Shgl  
Fence: Chain Link

## Pool/Pool Extras:

Ext. Features: Deck

Area/Map Code: 02/ T5  
Acreage Info: Over 1/4 to 1/2 Acres  
Lot SqFt: Addl Acreage: No  
Road Type:  
Lot Description:  
Rear Exposure:  
Waterfront: Canal , Indirect Access , Seawall

Utilities: Other-See Remarks

Water/Sewer: Septic - Private , Well - Private  
Heat/Cool: Cool-Central Electric , Heat-Central Electric  
Energy Feat.:

## Complex Name:

HOA/COA: HOA/COA Fees: \$  
HOA/COA Sched.: Mthly Maint. Fee: \$  
CDD: CDD Fees: \$  
Condo/HOA/CDD Fee Incl.:  
Community Amenities:

## Condo Unit:

Comm. Restrict.:

Sec/Twp/Rng: 29/ 22/ 17  
Subdiv/Block/Lot: 2850/ 0000/ 0520  
Unit#:  
Key #: [90920](#)  
DOR Use Code: 2  
Legal Description: PALM GROVE COLONY UNIT 2 LOT 52 LESS W 15 FT LOT 53 ORB 605 PG 883 ORB 1028 PG 1475

Homestead:  
Greenbelt:  
City/Co. Special Assmnt/Fee:  
# of Residences:  
Living SF (Oth. Res.):

Short Sale: No

Lender  
Owned/REO:

Agent Owned:

Special Info:  
Terms Avail.:

Docs on File: Sellers Disclosure