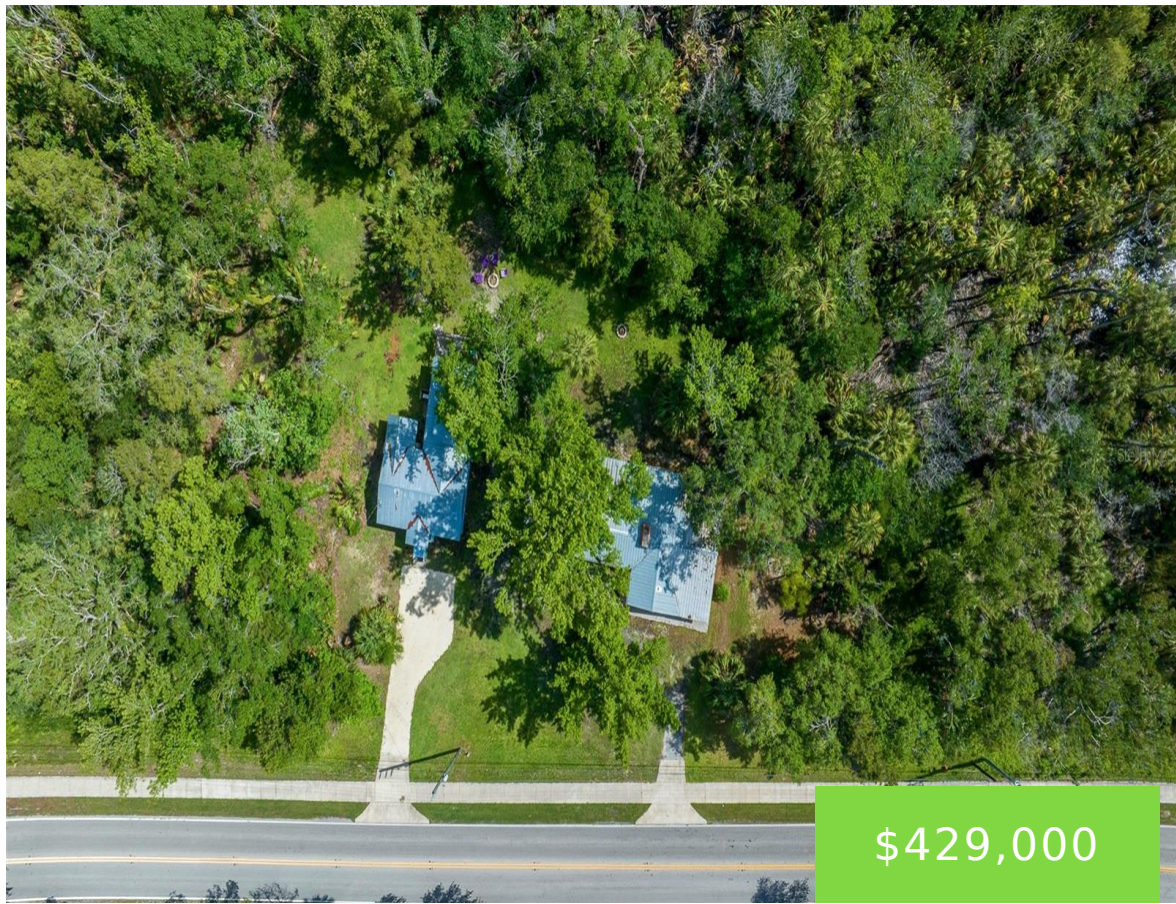


10170 YULEE DRIVE HOMOSASSA FL 34448

https://candiscarmichael.com



“Unique opportunity: residential home with flexible use options under the Homosassa Overlay Program.” “LIVE—WORK—CREATE” this property offers rare mixed-use potential.” “Ideal for owners who want space for a home-based business, studio, office, or creative venture—subject to local guidelines.” Location Beautiful well known Homosassa. Experience the Old Florida charm, and convenient location to boat ramps area [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2446 sq ft



Courtesy of

**Listing Office:** COMPASS FLORIDA LLC

**Status:** Active

**Office ID:** MFR249532121

**MLS ID:** MFRTB8385514



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Email: RealtorCandis@gmail.com



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## Description

**Virtual Tour:** <https://youtu.be/gt321BxKEw>

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## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 44448 sq ft

**View:** Garden, Trees/Woods

**Date added:** Added 7 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 2446 sq ft

**Year built:** 1960

**SubdivisionName:** BLUE SPGS PARK HADLEYS  
HIDEAWAY HOMOSASSA

**ListOfficeName:** COMPASS FLORIDA LLC **ListAOR:** mfrmls

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## Location Details

**Township:** 19

**Road Responsibility:** Public Maintained Road

**Middle Or Junior School:** Crystal River Middle School

**Road Surface Type:** Asphalt, Paved

**Elementary School:** Homosassa Elementary School

**High School:** Crystal River High School

---

## Property Features



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**Interior Features:** Ceiling Fans(s), Primary Bedroom Main Floor, Vaulted Ceiling(s), Window Treatments

**Flooring:** Ceramic Tile, Wood

**Patio And Porch Features:** Deck, Patio

**Fireplace Features:** Wood Burning

**Exterior Features:** Garden, Lighting, Storage

**Architectural Style:** Ranch

**Vegetation:** Fruit Trees, Trees/Landscaped

**Water Source:** Public, See Remarks

**Cooling:** Mini-Split Unit(s), Wall/Window Unit(s)

**Lot Features:** Conservation Area, In County, Oversized Lot, Paved, Unincorporated

**Appliances:** Cooktop, Microwave, Refrigerator

**Laundry Features:** Electric Dryer Hookup, Other, Washer Hookup

**Fireplace YN:** Yes

**Parking Features:** Driveway

**Roof:** Metal

**Utilities:** Cable Available, Cable Connected, Public, Sewer Available

**View:** Garden, Trees/Woods

**Sewer:** Public Sewer, Septic Tank

**Heating:** Electric, Ductless

---

## Property Details

**Subdivision Name:** BLUE SPGS PARK  
HADLEYS HIDEAWAY HOMOSASSA

**Levels:** One

**Number Of Lots:** 2

**Construction Materials:** Block, Concrete, Stucco

**Parcel Number:** 17E-19S-29-0010-00630-0050

**Direction Faces:** West

**Foundation Details:** Other

**Listing Terms:** Cash, Conventional

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## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:**  
\$3,655

**Tax Legal Description:** PT OF E 325 FT OF W 490 FT OF LOT 63 S OF SR 490 HOMOSASSA CO SUB OF SEC 29 PB 1 PG 5 EXC PT OF LOT 63 DESC AS: BEG AT SE COR OF W 165 FT OF LT 63 TH N AL E LN OF W 1 65 FT OF LT 63 208.39 FT MOL TO S LN OF SR 490 R/W TH S 8 5 DEG 30M E AL S LN OF R/ W 100 FT TH S PAR TO E LN OF W 165 FT OF LT 63 200.54 FT MOL TO S LN OF LT 63 TH W AL S L N 99.69 FT MOL TO POB

**Tax Lot:** 63



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# Rooms

Room type	Level
Living Room	First
Kitchen	First
Primary Bedroom	First

# Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**ExteriorFeatures:** Garden, Lighting, Storage

**Features:** Ceiling Fans(s), Primary Bedroom Main Floor, Vaulted Ceiling(s), Window Treatments, Wood Burning

**GarageYN:** No

**FireplaceYN:** Yes

**Cooling:** Mini-Split Unit(s), Wall/Window Unit(s)

**Utilities:** Cable Available, Cable Connected, Public, Sewer Available

**Amenities:** Cooktop, Microwave, Refrigerator

# Building Details

**ArchitecturalStyle:** Ranch

**Heating:** Electric, Ductless

**Roof:** Metal

**NewConstructionYN:** No

**Exterior material:** Block, Concrete, Stucco

**Parking:** Driveway

# Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Other Structures:** Shed(s),  
Workshop

**Showing Requirements:** Call Before Showing, Call Listing  
Agent, Combination Lock Box, Key/Agent



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