#### 11490 WAHOO TRAIL DUNNELLON FL 34433

https://candiscarmichael.com









HOLD YOUR HORSES! And yes— the chickens, too. Literally hold your horses & chickens in this 5.4-acre fully fenced property. This property is the perfect blend of space, security, and peaceful country living. The land features a 1-stall horse barn with tack area, a professionally installed underground bunker rated for 10–12 people, a large steel [...]

- 4 beds
- 2 baths
- Residentia
- Manufactured
   Home
- Active
- 1664 sq ft



### **Courtesy of**

**Listing Office:** EXP REALTY LLC **Office ID:** MFR261010944

Status: Active MLS ID: MFROM713915



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Phone: 727-888-3292



# **Description**

#### **Virtual Tour:**

https://player.vimeo.com/video/1138499065?badge=0&autopause=0&player\_id=0&app id=58479

#### **Basics**

**Category:** Manufactured Home **Type:** Residential

**Bedrooms: 4** beds **Bathrooms: 2** baths

**Half baths: 0** half baths **Floors: 1** floor

**Area, sq ft: 1664** sq ft **Lot size, sq ft: 234981** sq ft

Year built: 2016 SubdivisionName: LAKE ROUSSEAU ACRES UNREC SUB

ListOfficeName: EXP REALTY LLC ListAOR: mfrmls

### **Location Details**

**Township:** 17S **Road Surface Type:** Paved

### **Property Features**

Interior Features: Ceiling Fans(s), Open Appliances: Cooktop, Dishwasher, Electric Water Floorplan, Split Bedroom, Walk-In Closet(s) Heater, Range, Range Hood, Refrigerator

Flooring: Carpet, Luxury Vinyl Laundry Features: Laundry Room

Patio And Porch Features: Rear Porch Pool Private YN: Yes

Pool Features: Above Ground Parking Features: Boat, RV Access/Parking

**Exterior Features:** Private Yard, Storage Fencing: Wire, Wood

**Roof:** Shingle **Utilities:** Electricity Connected, Private

**Sewer:** Septic Tank

**Heating:** Central, Electric

Lot Features: Cleared, Corner Lot, Paved



Water Source: Well

Cooling: Central Air

Furnished: Unfurnished

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**Property Details** 

**Subdivision Name:** LAKE ROUSSEAU ACRES

**UNREC SUB** 

Levels: One Direction Faces: Northeast

Foundation Details: Pillar/Post/Pier Construction Materials: Vinyl Siding

Listing Terms: Cash, Conventional, FHA, USDA

Loan, VA Loan

Fees&Taxes

Tax Year: 2024

Tax Annual

Amount:

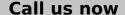
\$227

Parcel Number: 17E-17S-02-0000-23000-0440

Tax Legal Description: LAKE ROUSSEAU ACRES UNREC SUB LOTS 44 & 45 AND DRA DESCR AS FOL: LOT 45: COM AT SW COR OF SW 1/4 OF SEC 2-17-17 TH S 89DEG 02M 37S W AL S LN OF SD SEC 2 1382.58 FT TH N 0DEG 21M 02S E 1977.91 FT TH N 5DEG 56M 30S E 285 FT TH S 66DEG 39M 17S E 195 FT TO POB TH CONT S 66DEG 39M 17S E 185 FT TH N 18DEG 23M 26S E 482.24 FT TO A PT ON A CURVE CONCAVED SW'LY HAVING A CENTRAL ANGLE OF 13DEG 54M 26S AND A RADIUS OF 4129.99 FT TH NW'LY AL THE ARC OF SD CURVE 236.47 FT TOA PT (CHORD BEARING AND DISTANCE BETWEEN SD PT BEING N 73DEG 11M 24S W 236.44 FT) TH S 11DEG 55M 58S W 462.67 FT TO POB SUB TO EASEMENTS IN OR BK 1595 PG 1145 ---&--- LOT 44: COM AT SE COR OF SW 1/4 OF SEC 2-17-17 TH S 89DEG 02M 37S W AL S LN OF SD SEC 2 1382.58 FT TH N 0DEG 21M 02S

### **Rooms**





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Room type	Dimensions	Level	Length	Width
Kitchen	11.3x11.9	First	11.9	11.3
Dining Room	10x14	First	14	10
Living Room	18.1x14.6	First	14.6	18.1
Florida Room	23.3x13.11	First	13.11	23.3
Primary Bedroom	12.11x14.6	First	14.6	12.11
Bedroom 2	11.5x14.6	First	14.6	11.5
Bedroom 3	10.6×10.7	First	10.7	10.6
Bedroom 4	10.2x10.7	First	10.7	10.2
Laundry	4.1x8.9	First	8.9	4.1

## **Amenities & Features**

Waterfront available: No AttachedGarageYN: No

**PoolPrivateYN:** Yes

**ExteriorFeatures:** Private Yard, Storage **Utilities:** Electricity Connected, Private

GarageYN: No

FireplaceYN: No

Cooling: Central Air

**PoolFeatures:** Above Ground

**Features:** Ceiling Fans(s), Open Floorplan, Split Bedroom, Walk-In

Closet(s)

Amenities: Cooktop, Dishwasher, Electric Water Heater,

Range, Range Hood, Refrigerator





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# **Building Details**

NewConstructionYN: No Heating: Central, Electric

**Exterior material:** Vinyl Siding **Roof:** Shingle

Parking: Boat, RV Access/Parking

### **Miscellaneous**

Ownership: Fee Simple Occupant Type: Owner

Other Equipment: Private Yard Other Structures: Other, Shed(s),

Workshop

Showing Requirements: Appointment Only, Locked Gate,

ShowingTime





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