

11490 WAHOO TRAIL DUNNELLON FL 34433

<https://candiscarmichael.com>



Attention all buyers...We are back on the market. The buyers contingency expired. Don't miss this opportunity again!! 4.5% VA ASSUMABLE MORTGAGE. 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 [...]

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



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFROM713915



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Description

Virtual Tour:

https://player.vimeo.com/video/1138499065?badge=0&autoplay=0&player_id=0&app_id=58479

Basics

Bathrooms Full: 2

Date added: Added 2 hours ago

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 Floorplan, Split Bedroom, Walk-In Closet(s)

Appliances: Cooktop, Dishwasher, Electric Water 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

Water Source: Well

Sewer: Septic Tank

Cooling: Central Air

Heating: Central, Electric

Furnished: Unfurnished

Lot Features: Cleared, Corner Lot, Paved



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Property Details

Subdivision Name: LAKE ROUSSEAU ACRES
UNREC SUB

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

Levels: One

Direction Faces: Northeast

Foundation Details: Pillar/Post/Pier

Construction Materials: Vinyl Siding

Listing Terms: Assumable, Cash,
Conventional, FHA, USDA Loan, VA Loan

Fees&Taxes

Tax Year: 2024

**Tax Annual
Amount:**
\$227

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

Tax Lot: 44

Rooms



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

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	10.6x10.7	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

Amenities: Cooktop, Dishwasher, Electric Water Heater, Range, Range Hood, Refrigerator

GarageYN: No

FireplaceYN: No

Cooling: Central Air

PoolFeatures: Above Ground

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



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Building Details

NewConstructionYN: No

Exterior material: Vinyl Siding

Parking: Boat, RV Access/Parking

Heating: Central, Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Private Yard

Showing Requirements: Appointment Only, Locked Gate,
ShowingTime

Occupant Type: Owner

Other Structures: Other, Shed(s),
Workshop



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE