

# 12441 HEXAM ROAD WEEKI WACHEE FL 34613

<https://candiscarmichael.com>



\$305,000



SELLER IS HIGHLY MOTIVATED - STRONG OFFERS ARE ENCOURAGED...If you are tired of the high costs of single-family homes, consider this 2021 manufactured home built by Jacobsen, located in a non-flood zone on a 1.2-acre lot. This property has all of the amenities of a single family home at half the cost. There are no [...]

- 3 beds
- 2 baths
- Residential
- Manufactured Home
- Active
- 1447 sq ft



## Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC

**Status:** Active

**Office ID:** MFR260000779

**MLS ID:** MFRTB8447712



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Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8447712>

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## Basics

**Bathrooms Full:** 2

**Category:** Manufactured Home

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1447 sq ft

**Year built:** 2021

**ListOfficeName:** CHARLES RUTENBERG REALTY INC

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 52707 sq ft

**SubdivisionName:** PIGEON HEAVEN

**ListAOR:** mfrmls

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## Location Details

**Township:** 22S

**Road Surface Type:** Paved

**Elementary School:** Brooksville Elementary

**Middle Or Junior School:** West Hernando Middle School

**High School:** Weeki Wachee High School

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## Property Features



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**Interior Features:** High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Walk-In Closet(s)

**Flooring:** Luxury Vinyl

**Pets Allowed:** Yes

**Roof:** Shingle

**Water Source:** Private, Well

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Refrigerator, Washer

**Laundry Features:** Inside

**Exterior Features:** Awning(s), Private Mailbox, Sliding Doors

**Utilities:** Cable Connected, Electricity Connected, Sewer Connected, Water Connected

**Sewer:** Septic Tank

**Heating:** Central, Electric

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## Property Details

**Subdivision Name:** PIGEON HEAVEN

**Levels:** One

**Foundation Details:** Other

**Listing Terms:** Cash, Conventional, FHA, VA Loan

**Parcel Number:** R04-222-18-2419-0000-0020

**Direction Faces:** West

**Construction Materials:** Vinyl Siding

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## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$1,726

**Tax Legal Description:** PIGEON HEAVEN LOT 115B ORB 1389 PG 760

**Tax Lot:** 115B

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## Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	14x13	First	13	14
Bedroom 2	10x13	First	13	10
Bedroom 3	8x12	First	12	8
Kitchen	13x12	First	12	13
Dining Room	9x12	First	12	9
Utility Room	7x8	First	8	7
Living Room	23x13	First	13	23

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**ExteriorFeatures:** Awning(s), Private Mailbox, Sliding Doors

**Features:** High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Walk-In Closet(s)

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**Utilities:** Cable Connected, Electricity Connected, Sewer Connected, Water Connected

**Amenities:** Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Refrigerator, Washer

## Building Details



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**NewConstructionYN:** No

**Exterior material:** Vinyl Siding

**Heating:** Central, Electric

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Showing Requirements:** 24 Hour Notice, Appointment Only



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