

# 1350 MANCHESTER DRIVE DUNNELLON FL 34434

<https://candiscarmichael.com>



Welcome to 1350 W Manchester Dr, Citrus Springs, Florida. A move-in ready home built in 2023 offering modern construction, comfortable living, and a peaceful setting. This 3-bedroom, 2-bathroom home with a 2-car garage features approximately 1,453 square feet of living space and is located on a paved street with minimal through traffic in a growing [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1507 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRTB8481911



### Call us now

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

---

## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8481911>

---

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1507 sq ft

**Year built:** 2023

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 10006 sq ft

**SubdivisionName:** CITRUS SPGS UNIT 23

**GarageSpaces:** 2

---

## Location Details

**Township:** 17S

**Road Responsibility:** Public Maintained Road

**Middle Or Junior School:** Citrus Springs Middle School

**Road Surface Type:** Paved

**Elementary School:** Central Ridge Elementary School

**High School:** Citrus High School

---

## Property Features



### Call us now

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Interior Features:** Ceiling Fans(s), High Ceilings, Living Room/Dining Room Combo

**Flooring:** Tile, Vinyl

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

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Fencing:** Chain Link

**Architectural Style:** Contemporary, Ranch

**Vegetation:** Trees/Landscaped

**Sewer:** Septic Tank

**Heating:** Central

**Lot Features:** Cleared, In County, Landscaped, Paved

**Appliances:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Laundry Room

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Private Mailbox

**Roof:** Shingle

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

**Water Source:** Well

**Cooling:** Central Air

**Furnished:** Unfurnished

---

## Property Details

**Subdivision Name:** CITRUS SPGS UNIT 23

**Levels:** One

**Foundation Details:** Block

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

**Parcel Number:** 18E-17S-10-0230-17460-0140

**Direction Faces:** East

**Construction Materials:** Block, Stucco

**Property Condition:** Completed

---

## Fees&Taxes

**Tax Year:** 2025

**Tax Legal Description:** CITRUS SPGS UNIT 23 PB 7 PG 115 LOT 14 BLK 1746

**Tax Annual Amount:** \$3,805

**Tax Lot:** 14

---

## Rooms



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

Room type	Level
Primary Bedroom	First
Primary Bathroom	First
Bedroom 2	First
Bedroom 3	First
Bathroom 2	First
Living Room	First
Laundry	First
Dining Room	First
Bonus Room	First
Kitchen	First

---

## Amenities & Features



### Call us now

Phone: 727-888-3292

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



**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**ExteriorFeatures:** Private Mailbox

**Features:** Ceiling Fans(s), High Ceilings, Living Room/Dining Room Combo

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

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

**Amenities:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

---

## Building Details

**ArchitecturalStyle:** Contemporary, Ranch

**Heating:** Central

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

---

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Showing Requirements:** Appointment Only, Lockbox, ShowingTime



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE