

2272 TODD POINT HOMOSASSA FL 34448

<https://candiscarmichael.com>



Tucked away at the end of a quiet private road, this elevated waterfront retreat captures the relaxed charm of Old Florida living while offering the flexibility today's buyers crave. Situated on TWO CANAL-FRONT LOTS with access to the stunning Homosassa River via the Halls River, this beautifully remodeled 3-bedroom, 2-bath stilt home blends coastal comfort, [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1960 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRW7885650



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://properties.admiredimage.com/sites/rvwndmnb/unbranded>

Basics

Bathrooms Full: 2

Date added: Added 2 hours ago

Category: Single Family Residence **Type:** Residential

Bedrooms: 3 beds

Bathrooms: 2 baths

Half baths: 0 half baths

Area, sq ft: 1960 sq ft

Lot size, sq ft: 13100 sq ft

Year built: 2004

View: Water

SubdivisionName: KINGS HARBOR ESTATES UNIT 01

ListOfficeName: EXP REALTY LLC **ListAOR:** mfrmls

Location Details

Township: 19S

Road Surface Type: Gravel

Road Responsibility: Private Maintained Road

Elementary School: Rock Crusher Elementary School

Middle Or Junior School: Crystal River Middle School

High School: Crystal River High School

Property Features



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Interior Features: Built-in Features, Cathedral Ceiling(s), Ceiling Fans(s), Chair Rail, Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

Flooring: Ceramic Tile, Luxury Vinyl, Tile

Patio And Porch Features: Front Porch

Waterfront Features: Canal - Brackish

Carport YN: Yes

Pets Allowed: Yes

Roof: Metal

Architectural Style: Elevated

View: Water

Sewer: Public Sewer

Heating: Heat Pump

Lot Features: Cleared, Corner Lot, Street Dead-End

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

Laundry Features: Inside, Laundry Room

Waterfront YN: Yes

Parking Features: Boat, Covered, Driveway, Parking Pad, Basement

Carport Spaces: 4

Exterior Features: Rain Gutters, Sliding Doors, Storage

Window Features: Blinds, Double Pane Windows

Utilities: BB/HS Internet Available, Private, Water Connected

Water Source: Public

Cooling: Central Air

Furnished: Negotiable

Property Details

Subdivision Name: KINGS HARBOR ESTATES UNIT 01

Levels: Two

Number Of Lots: 2

Construction Materials: Vinyl Siding

Parcel Number: 17E-19S-15-0010-00000-0090

Direction Faces: East

Foundation Details: Slab, Stilt/On Piling

Listing Terms: Cash, Conventional, FHA, VA Loan

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$7,504

Tax Legal Description: KINGS HARBOR ESTS UNIT 1 PB 4 PG 21 LOTS 9 & 10

Tax Lot: 9



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Rooms

Room type	Dimensions	Level	Length	Width
Great Room	20x16	First	16	20
Dining Room	20x10	First	10	20
Kitchen	15.5x13	First	13	15.5
Primary Bedroom	17x13	First	13	17
Bedroom 2	11x9.6	First	9.6	11
Bedroom 3	15x9.4	First	9.4	15
Loft	17x17	Second	17	17

Amenities & Features



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Waterfront available: Yes

AttachedGarageYN: No

PoolPrivateYN: No

WindowFeatures: Blinds, Double Pane Windows

Utilities: BB/HS Internet Available, Private, Water Connected

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

GarageYN: No

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Rain Gutters, Sliding Doors, Storage

Features: Built-in Features, Cathedral Ceiling(s), Ceiling Fans(s), Chair Rail, Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

Building Details

ArchitecturalStyle: Elevated **NewConstructionYN:** No

Heating: Heat Pump

Exterior material: Vinyl Siding

Roof: Metal

Parking: Basement, Boat, Covered, Driveway, Parking Pad

Miscellaneous

Ownership: Fee Simple

Occupant Type: Tenant

Other Structures: Storage

Showing Requirements: Supra Lock Box, Appointment Only, Lock Box Electronic, ShowingTime



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