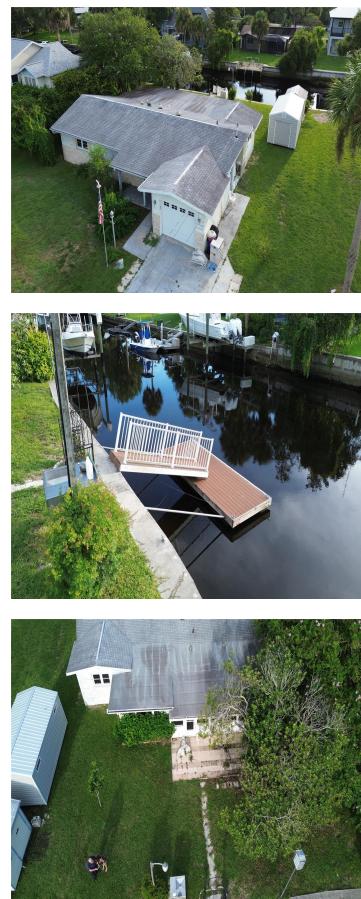


# 3896 SEMINOLE POINT CRYSTAL RIVER FL 34428

<https://candiscarmichael.com>



Location, Location, Location! PRICE IMPROVEMENT! Calling all investors & handymen to restore this beauty. Located on one of the few DEEP water canals leading to the Gulf, & in unincorporated Citrus County, so short-term rentals are allowed. Exterior repairs & primer have been completed. This home features over 2000 sq ft of living space, 3 [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2021 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFROM707092



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/OM707092>

## Basics

<b>Bathrooms Full:</b> 2	<b>Date added:</b> Added 5 hours ago
<b>Category:</b> Single Family Residence	<b>Type:</b> Residential
<b>Bedrooms:</b> 3 beds	<b>Bathrooms:</b> 2 baths
<b>Half baths:</b> 0 half baths	<b>Area, sq ft:</b> 2021 sq ft
<b>Lot size, sq ft:</b> 10901 sq ft	<b>Year built:</b> 1965
<b>View:</b> Water	<b>SubdivisionName:</b> INDIAN WATERS UNIT 03 UNREC
<b>ListOfficeName:</b> LPT REALTY, LLC	<b>GarageSpaces:</b> 1
<b>ListAOR:</b> mfrmls	

## Location Details

<b>Township:</b> 18	<b>Road Surface Type:</b> Paved
<b>Elementary School:</b> Crystal River Primary School	<b>Middle Or Junior School:</b> Crystal River Middle School
<b>High School:</b> Crystal River High School	

## Property Features



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**Interior Features:** Ceiling Fans(s), Solid Surface Counters, Split Bedroom, Thermostat, Walk-In Closet(s)

**Flooring:** Terrazzo

**Patio And Porch Features:** Enclosed

**Waterfront Features:** Canal - Saltwater

**Garage YN:** Yes

**Garage Spaces:** 1

**Roof:** Shingle

**Architectural Style:** Ranch

**Vegetation:** Fruit Trees, Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air, Wall/Window Unit(s)

**Lot Features:** Paved, Unincorporated

**Appliances:** Convection Oven, Cooktop, Microwave, Range Hood, Tankless Water Heater, Water Filtration System

**Laundry Features:** In Garage

**Waterfront YN:** Yes

**Parking Features:** RV Access/Parking

**Attached Garage YN:** Yes

**Exterior Features:** Private Mailbox, Storage

**Window Features:** Double Pane Windows, Low-Emissivity Windows

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Water Connected

**View:** Water

**Sewer:** Septic Tank

**Heating:** Electric, Heat Pump

## Property Details

**Subdivision Name:** INDIAN WATERS UNIT 03  
UNREC

**Levels:** One

**Foundation Details:** Concrete Perimeter

**Listing Terms:** Cash

**Parcel Number:** 17E-18S-18-0000-1A000-0170

**Direction Faces:** East

**Construction Materials:** Concrete

## Fees&Taxes



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**Tax Year:** 2024**Tax Annual Amount:** \$27

**Tax Legal Description:** INDIAN WATERS UNIT 3 UNREC SUB LOT 17 COMM NE COR SEC 18-18-17 TH S 89DEG 59M 25S W AL N LN SD SEC 18 DIST 2667.84FT TH 0DEG 00M 35S E DIST 525FT TO POB TH CONT S 0DEG 00M 35S E 85.00FT TH S 89DEG 59M 25S W PAR SD N LN SEC 18 DIST 118.16FT MOL WTRS O F CANAL TH N 04DEG 48M W AL WTRS DIST 85.01FT TO PT BEARS S 89DEG 59M 25S W POB TH N 89DEG 59M 25S E DIST 119.33FT MOL POB DESC IN OR BK 1096 PG 922 OR BK 2257 PG 2019

**Tax Lot:** 17

## Rooms

Room type	Dimensions	Level	Length	Width
Living Room	14x22	First	22	14
Kitchen	13.8x11	First	11	13.8
Bedroom 1	15x11	First	11	15
Bedroom 2	13x11	First	11	13
Primary Bedroom	15x11.6	First	11.6	15
Dining Room	13x10	First	10	13
Office	11.8x15	First	15	11.8
Den	19.2x11.6	First	11.6	19.2
Den	14.8x11.6	First	11.6	14.8

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# Amenities & Features

**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**WindowFeatures:** Double Pane Windows, Low-Emissivity Windows

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Water Connected

**Amenities:** Convection Oven, Cooktop, Microwave, Range Hood, Tankless Water Heater, Water Filtration System

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air, Wall/Window Unit(s)

**ExteriorFeatures:** Private Mailbox, Storage

**Features:** Ceiling Fans(s), Solid Surface Counters, Split Bedroom, Thermostat, Walk-In Closet(s)

## Building Details

**ArchitecturalStyle:** Ranch

**Heating:** Electric, Heat Pump

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Concrete

**Parking:** RV Access/Parking

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Other Structures:** Shed(s) **Showing Requirements:** Call Listing Agent, Combination Lock Box, Showing Time



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