

6185 RIVERBEND ROAD DUNNELLON FL 34433

https://candiscarmichael.com



\$849,500



Rare Lake Rousseau waterfront offering comprised of four contiguous lots totaling approximately three acres, improved with an existing waterfront cottage, TWO docks and a BOATHOUSE with additional Workspace. This is a unique LAND plus LIFESTYLE asset with exceptional privacy, frontage, and long-term optionality in a setting INCREASINGLY DIFFICULT to replicate. The property is best suited [...]

- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 960 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFROM713845



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Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://visithome.ai/5Yr8c5rHWJA7cYvTY39HLZ?mu=ft>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 960 sq ft

Year built: 1960

SubdivisionName: RIVER BEND

ListAOR: mfrmls

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 130526 sq ft

View: Water

ListOfficeName: LPT REALTY, LLC

Location Details

Township: 16S

Road Responsibility: Public Maintained Road

Road Surface Type: Paved

Property Features



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Interior Features: Ceiling Fans(s), Living Room/Dining Room Combo, Open Floorplan

Flooring: Laminate

Patio And Porch Features: Covered, Porch, Rear Porch, Screened

Exterior Features: Awning(s), Private Yard, Storage

Roof: Shingle

Utilities: Cable Available, Cable Connected

View: Water

Sewer: Septic Tank

Heating: Heat Pump

Lot Features: Cleared, In County, Level, Paved, Zoned for Horses

Appliances: Microwave, Range, Refrigerator

Laundry Features: Washer Hookup

Parking Features: Boat

Fencing: Board, Fenced, Wood

Architectural Style: Cottage

Vegetation: Mature Landscaping, Oak Trees

Water Source: Canal/Lake For Irrigation, Well

Cooling: Central Air

Furnished: Furnished

Property Details

Subdivision Name: RIVER BEND

Levels: One

Number Of Lots: 3

Construction Materials: Other

Parcel Number: 17E-16S-36-0010-00000-0130

Direction Faces: North

Foundation Details: Crawlspace

Listing Terms: Cash, Conventional, VA Loan

Fees&Taxes

Tax Year: 2024

Tax Annual Amount:
\$6,098

Tax Legal Description: RIVER BEND PB 2 PG 69 LOT 13 along with RIVER BEND SUBD PB 2 PG 69 LOTS 11 & 12 (1016436) and RIVER BEND SUB PB 2 PG 69 LOT 10 (3219224)

Tax Lot: 13

Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	12x14	First	14	12
Kitchen	12x13	First	13	12
Dining Room	12x12	First	12	12
Primary Bedroom	14x11	First	11	14
Bedroom 2	14x11	First	11	14
Bathroom 1	5x7	First	7	5
Bathroom 2	5x7	First	7	5

Amenities & Features

Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: No

ExteriorFeatures: Awning(s), Private Yard, Storage

Features: Ceiling Fans(s), Living Room/Dining Room Combo, Open Floorplan

GarageYN: No

FireplaceYN: No

Cooling: Central Air

Utilities: Cable Available, Cable Connected

Amenities: Microwave, Range, Refrigerator

Building Details



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ArchitecturalStyle: Cottage

Heating: Heat Pump

Roof: Shingle

NewConstructionYN: No

Exterior material: Other

Parking: Boat

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment, Private Yard

Showing Requirements: Supra Lock Box, Appointment Only,
Call Listing Agent, Lock Box Electronic, ShowingTime

Occupant Type: Owner

Other Structures: Shed(s),
Storage, Workshop



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