

# 6185 RIVERBEND ROAD DUNNELLON FL 34433

<https://candiscarmichael.com>



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

**Office ID:** MFR261016803

**Status:** Active

**MLS ID:** MFROM713845



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# 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 Surface Type:** Paved

**Road Responsibility:** Public Maintained Road

## 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

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## 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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