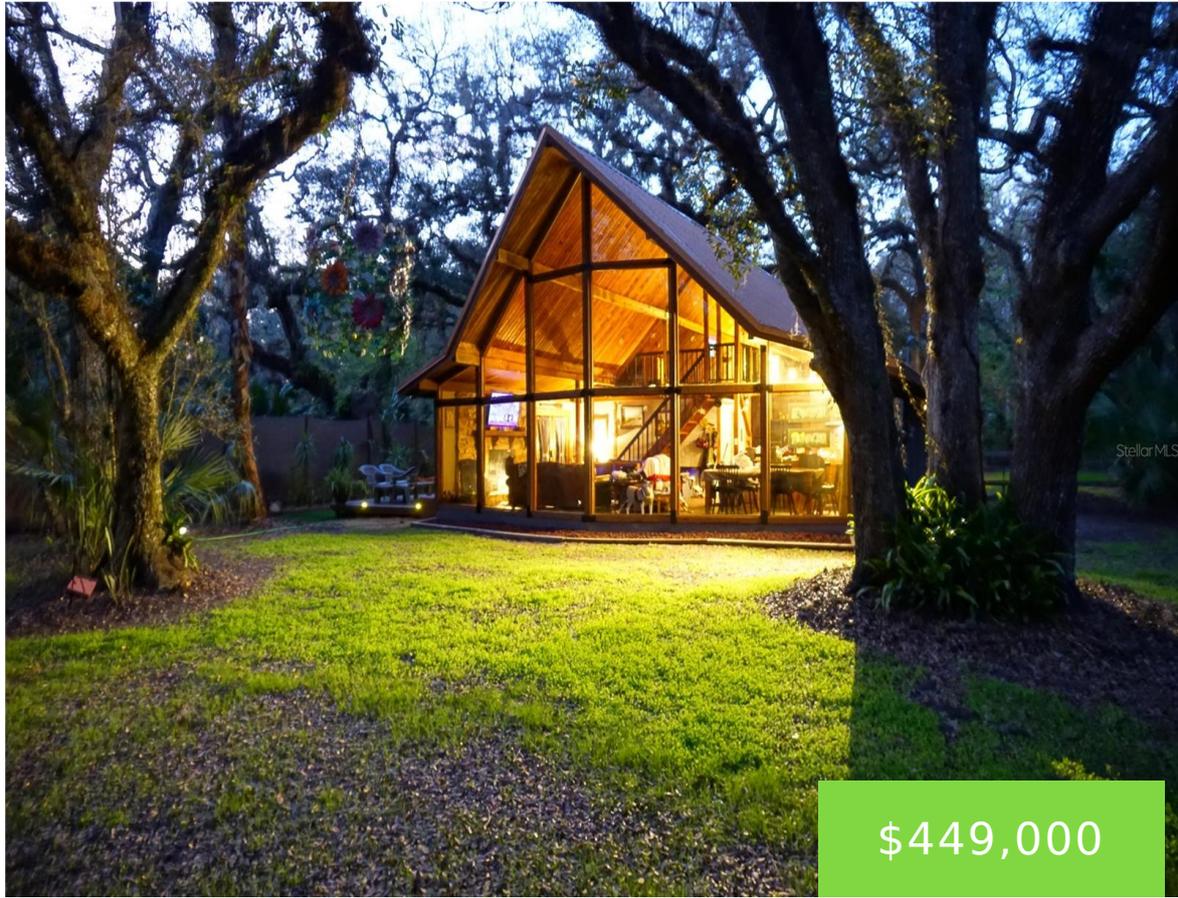


# 6880 CHANNEL DRIVE HERNANDO FL 34442

<https://candiscarmichael.com>



\$449,000



Imagine a weekend that never ends. At “The Nature House,” your day begins with golden morning light streaming through the wall of windows and the serene symphony of birdsong, and your afternoons are spent in the crystal-clear, 72-degree waters of the Citrus Blue Spring—a hidden gem accessible only by watercraft from your own backyard canal. [...]

- 2 beds
- 1 bath
- Residential
- Single Family Residence
- Active
- 1545 sq ft



## Courtesy of

**Listing Office:** BEYCOME OF FLORIDA LLC

**Status:** Active

**Office ID:** MFR279508652

**MLS ID:** MFRO6385421



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Phone: 727-888-3292

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



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/O6385421>

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## Basics

**Bathrooms Full:** 1

**Date added:** Added 3 hours ago

**Category:** Single Family Residence

**Type:** Residential

**Bedrooms:** 2 beds

**Bathrooms:** 1 bath

**Half baths:** 0 half baths

**Floors:** 2 floors

**Area, sq ft:** 1545 sq ft

**Lot size, sq ft:** 23992 sq ft

**Year built:** 1984

**SubdivisionName:** PRAIRIE CHANNEL UNREC SUB

**ListOfficeName:** BEYCOME OF FLORIDA LLC **ListAOR:** mfrmls

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## Location Details

**Township:** 17S

**Road Surface Type:** Other

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## Property Features

**Interior Features:** Other

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

**Flooring:** Concrete, Laminate

**Laundry Features:** Other

**Exterior Features:** Other

**Roof:** Metal

**Utilities:** Other

**Water Source:** See Remarks

**Sewer:** Other

**Cooling:** Other

**Heating:** Other

**Furnished:** Furnished



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## Property Details

**Subdivision Name:** PRAIRIE CHANNEL UNREC SUB

**Parcel Number:** 20E-17S-32-0000-2D000-0270

**Levels:** One

**Direction Faces:** East

**Foundation Details:** Other

**Construction Materials:** Other

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

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## Association Information

**Association Fee:** 100

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:**  
\$2,329

**Tax Legal Description:** PRAIRIE CHANNEL UNREC SUB LOT 27: COM AT SE COR OF SEC 32-17-20 TN N 0 DEG 46M W AL E LN OF SD SEC 32-17-20 A DIST OF 1249.78 FT TN S 89 DEG 37M 16S W PARALLEL TO N LN OF SE1/4 OF SE1/4 OF SD SEC 32 79.82 FT TN S 45 DEG W 95 FT TO POB TN N 45 DEG E 9 5 FT TN S 31 DEG 33M 40S E 298.17 FT TN S 42 DEG 28M 50S W 10.34 FT MOL TO WTRS OF A CANAL TN S 78 DEG 36M 14S W AL SD WTRS 74.66 FT TO A PT THAT BEARS S 34 DEG 21M 32S E FROM POB TH N 34 DEG 21M 32S W 253.50 FT MOL TO POB. BEING LT 27 PRAIRIE CHANNE L AN UNREC ---SUBJ TO--- EASM OFREC DESC IN OR BK 401 PG 754 --- TITLE OR BK 1408 PG 1691

**Tax Lot:** 27

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## Rooms



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Room type	Level
Primary Bedroom	First
Primary Bathroom	First
Dining Room	First
Living Room	First
Kitchen	First

## Amenities & Features

**Waterfront available:** No **GarageYN:** No

**AttachedGarageYN:** No **FireplaceYN:** No

**PoolPrivateYN:** No **Cooling:** Other

**ExteriorFeatures:** Other **Utilities:** Other

**Features:** Other **Amenities:** Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer

## Building Details

**NewConstructionYN:** No

**Exterior material:** Other

**Heating:** Other

**Roof:** Metal

## Miscellaneous



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**Ownership:** Fee Simple

**Occupant Type:** Owner

**Showing Requirements:** Call Owner



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