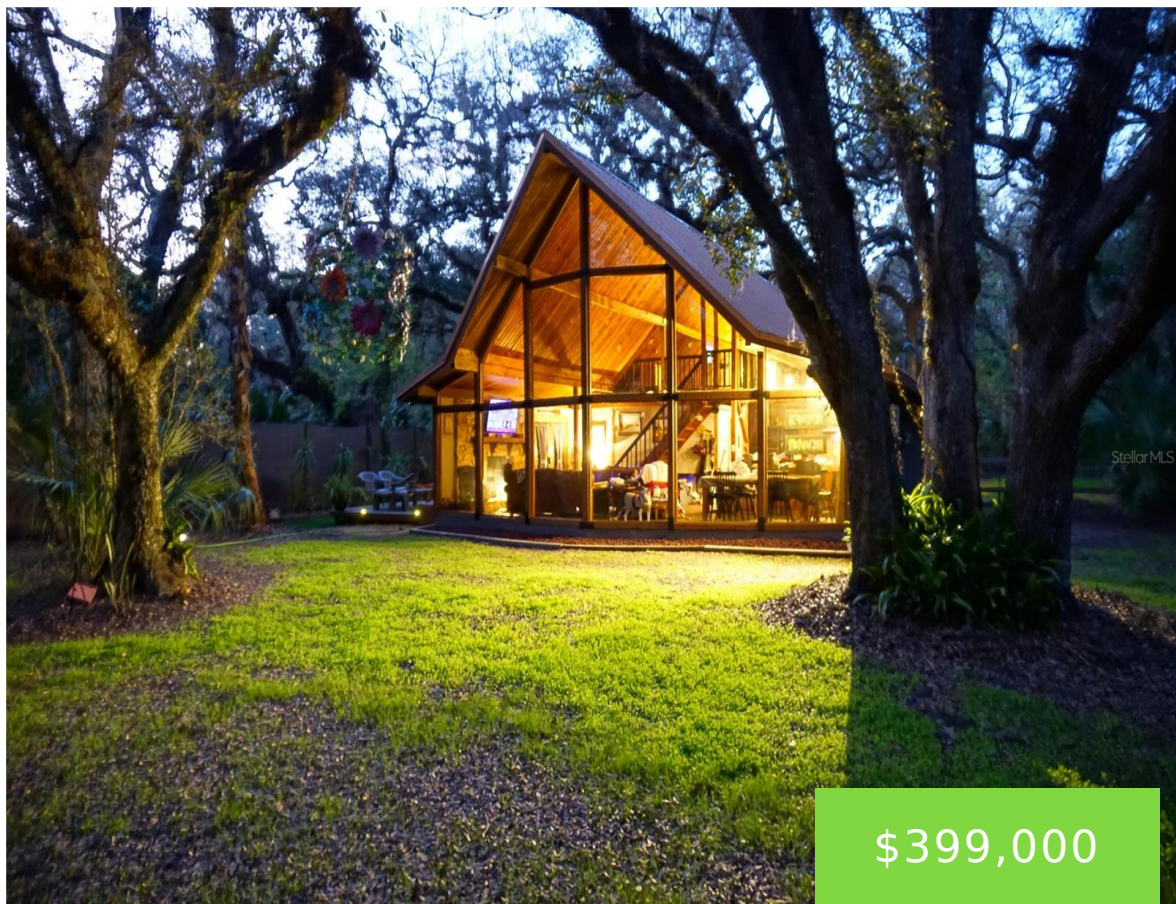


6880 CHANNEL DRIVE HERNANDO FL 34442

<https://candiscarmichael.com>



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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Email: RealtorCandis@gmail.com



Description

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

Basics

Bathrooms Full: 1

Category: Single Family Residence

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 1545 sq ft

Year built: 1984

Date added: Added 1 hour ago

Type: Residential

Bathrooms: 1 bath

Floors: 2 floors

Lot size, sq ft: 23992 sq ft

SubdivisionName: PRAIRIE CHANNEL UNREC SUB

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

Location Details

Township: 17S

Road Surface Type: Other

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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Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

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

Association Information

Association Fee: 100

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

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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THE STANDARD OF EXCELLENCE

Ownership: Fee Simple

Occupant Type: Owner

Showing Requirements: Call Owner



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