

# 8623 DORA WAY DUNNELLON FL 34434

<https://candiscarmichael.com>



\$286,000



Discover the perfect blend of space, comfort, and convenience in this charming Citrus Springs home, beautifully situated on a generous .34-acre lot. Tucked into a peaceful setting, this property offers the relaxed feel of country living where bird songs replace traffic noise and nature becomes part of your everyday backdrop. While the home enjoys the [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1644 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFROM720500



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



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## Description

**Virtual Tour:** [https://1drv.ms/v/s!ArkDdHRfMryVgtMx-\\_IXNfryFm5uHw?e=yKaoyD](https://1drv.ms/v/s!ArkDdHRfMryVgtMx-_IXNfryFm5uHw?e=yKaoyD)

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1644 sq ft

**Year built:** 2006

**SubdivisionName:** CITRUS SPGS UN 17

**GarageSpaces:** 2

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 15016 sq ft

**View:** Trees/Woods

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 17S

**Elementary School:** Central Ridge Elementary School

**High School:** Citrus High School

**Road Surface Type:** Paved

**Middle Or Junior School:** Citrus Springs Middle School

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## Property Features



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**Interior Features:** Ceiling Fans(s), Open Floorplan, Solid Surface Counters, Walk-In Closet(s)

**Flooring:** Carpet, Ceramic Tile, Wood

**Patio And Porch Features:** Front Porch, Rear Porch

**Garage YN:** Yes

**Garage Spaces:** 2

**Roof:** Shingle

**Utilities:** Cable Connected, Electricity Available, Public, Water Connected

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Dishwasher, Electric Water Heater, Microwave, Range, Refrigerator

**Laundry Features:** Inside, Laundry Room

**Parking Features:** Driveway, Garage Door Opener

**Attached Garage YN:** Yes

**Exterior Features:** French Doors, Private Mailbox, Rain Gutters, Sliding Doors

**Architectural Style:** Contemporary

**View:** Trees/Woods

**Sewer:** Septic Tank

**Heating:** Central, Electric

**Lot Features:** Cleared, Paved

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## Property Details

**Subdivision Name:** CITRUS SPGS UN 17

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 18E-17S-10-0170-11730-0030

**Direction Faces:** Northwest

**Construction Materials:** Block

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## Fees&Taxes

**Tax Year:** 2024

**Tax Legal Description:** CITRUS SPRINGS UNIT 17 PB 7 PG 1 LOT 3 BLK 1173

**Tax Annual Amount:** \$2,533

**Tax Lot:** 3

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## Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	12.11x11.16	First	11.16	12.11
Bedroom 2	11.8x14.13	First	14.13	11.8
Bedroom 3	11.9x9.1	First	9.1	11.9
Kitchen	16.2x15.6	First	15.6	16.2
Dining Room	11.8x8.11	First	8.11	11.8
Living Room	16.2x12.4	First	12.4	16.2
Florida Room	29.5x12	First	12	29.5
Balcony/Porch/Lanai	15.11x6.6	First	6.6	15.11
Laundry	8.6x5.5	First	5.5	8.6

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**ExteriorFeatures:** French Doors, Private Mailbox, Rain Gutters, Sliding Doors

**Features:** Ceiling Fans(s), Open Floorplan, Solid Surface Counters, Walk-In Closet(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**Utilities:** Cable Connected, Electricity Available, Public, Water Connected

**Amenities:** Dishwasher, Electric Water Heater, Microwave, Range, Refrigerator



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## Building Details

**ArchitecturalStyle:** Contemporary

**Heating:** Central, Electric

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block

**Parking:** Driveway, Garage Door Opener

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Other Structures:** Shed(s)

**Showing Requirements:** Supra Lock Box, See Remarks,  
ShowingTime



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