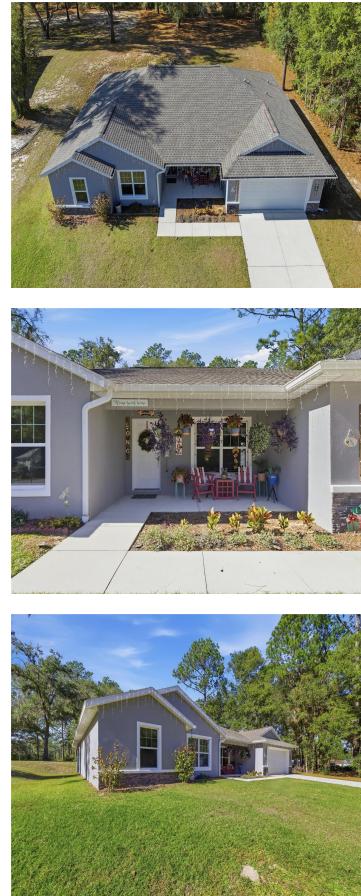


# 9239 197TH CIRCLE DUNNELLON FL 34432

<https://candiscarmichael.com>



Like-new 4-bedroom, 2 bath home with a completed December 2022 construction, located in a quiet Dunnellon community with a low HOA of only \$250/year. This modern home offers an open floor plan and a spacious kitchen with a large granite center island, perfect for cooking and entertaining. Enjoy the oversized back patio, ideal for BBQs, [...]

- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1927 sq ft



## Courtesy of

**Listing Office:** REAL BROKER, LLC

**Office ID:** MFR805521714

**Status:** Active

**MLS ID:** MFROM715152



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/OM715152>

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1927 sq ft

**Year built:** 2022

**SubdivisionName:** RAINBOW SPGS COUNTRY CLUB ESTATE

**GarageSpaces:** 2

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 15682 sq ft

**View:** Trees/Woods

**ListOfficeName:** REAL BROKER, LLC

**ListAOR:** mfrmls

## Location Details

**Township:** 16S

**Road Responsibility:** Public Maintained Road

**Middle Or Junior School:** Dunnellon Middle School

**Road Surface Type:** Paved

**Elementary School:** Dunnellon Elementary School

**High School:** Dunnellon High School

## Property Features



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**Interior Features:** Cathedral Ceiling(s), Ceiling Fans(s), Kitchen/Family Room Combo, Open Floorplan, Stone Counters, Thermostat

**Flooring:** Luxury Vinyl

**Patio And Porch Features:** Rear Porch

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Other

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected

**View:** Trees/Woods

**Sewer:** Public Sewer

**Heating:** Central

**Lot Features:** Greenbelt

**Appliances:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Water Softener

**Laundry Features:** Inside, Laundry Room

**Parking Features:** Garage Door Opener

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK

**Roof:** Shingle

**Vegetation:** Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Negotiable

## Property Details

**Subdivision Name:** RAINBOW SPGS COUNTRY CLUB ESTATE

**Parcel Number:** 3296-006-018

**Levels:** One

**Direction Faces:** East

**Builder Name:** Aldana

**Builder Model:** Jaxsyn

**Foundation Details:** Slab

**Construction Materials:** Block, Stucco

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

**Property Condition:** Completed

## Association Information

**Association YN:** Yes

**Association Fee:** 250

**Association Fee Frequency:** Annually

**Association Fee Includes:**  
Pool

**Association Amenities:** Basketball Court, Clubhouse, Fitness Center, Pickleball Court(s), Pool, Recreation Facilities

## Fees&Taxes



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**Tax Year:** 2025

**Tax Annual Amount:**  
\$4,705

**Tax Legal Description:** SEC 13 TWP 16 RGE 18 PLAT BOOK S PAGE **Tax Lot:** 18  
106 RAINBOW SPRINGS COUNTRY CLUB ESTATES BLK F LOT 18

## Rooms

| Room type       | Dimensions | Level | Length | Width |
|-----------------|------------|-------|--------|-------|
| Living Room     | 20x18      | First | 18     | 20    |
| Primary Bedroom | 16x13      | First | 13     | 16    |
| Kitchen         | 14x9       | First | 9      | 14    |
| Dining Room     | 11x11      | First | 11     | 11    |

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**ExteriorFeatures:** Other

**Features:** Cathedral Ceiling(s), Ceiling Fans(s), Kitchen/Family Room Combo, Open Floorplan, Stone Counters, Thermostat

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected

**Amenities:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Water Softener

## Building Details



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**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Garage Door Opener

**Heating:** Central

**Roof:** Shingle

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Owner

**Showing Requirements:** Call Listing Agent, Combination Lock Box,  
ShowingTime



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