

# 9298 MENDOZA WAY CITRUS SPRINGS FL 34434

https://candiscarmichael.com



Virtually Staged. New Construction Duplex | No HOA | Income-Producing Opportunity | 6 Bedrooms Total | Built in 2025 Exceptional opportunity to own a newly constructed duplex in the growing community of Citrus Springs, Florida. Built in 2025, this income-producing property features two identical units, each offering 3 bedrooms, 2 bathrooms, a 1-car garage, and [...]

- 3 beds
- 2 baths
- Residential
- Half Duplex
- Active
- 1350 sq ft



## Courtesy of

**Listing Office:** REAL BROKER, LLC

**Status:** Active

**Office ID:** MFR805521714

**MLS ID:** MFRG5113260



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 Email: RealtorCandis@gmail.com



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/G5113260>

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## Basics

**Bathrooms Full:** 2

**Category:** Half Duplex

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 10000 sq ft

**SubdivisionName:** CITRUS SPGS UNIT 01

**GarageSpaces:** 1

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1350 sq ft

**Year built:** 2025

**ListOfficeName:** REAL BROKER, LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 17

**Elementary School:** Citrus Springs Elementar

**High School:** Lecanto High School

**Road Surface Type:** Asphalt, Paved

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

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## Property Features



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**Interior Features:** High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Thermostat

**Flooring:** Luxury Vinyl

**Parking Features:** Garage Door Opener

**Attached Garage YN:** Yes

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

**Roof:** Slate

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Dishwasher, Range, Refrigerator

**Laundry Features:** Laundry Room

**Garage YN:** Yes

**Garage Spaces:** 1

**Exterior Features:** Sidewalk

**Utilities:** Electricity Available, Public

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Lot Features:** In County

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## Property Details

**Subdivision Name:** CITRUS SPGS UNIT 01

**Levels:** One

**Direction Faces:** Northwest

**Builder Name:** Queen homes

**Number Of Lots:** 1

**Construction Materials:** Block

**Property Condition:** Completed

**Parcel Number:** 18E-17S-10-0010-00690-0330

**Property Attached YN:** Yes

**New Construction YN:** Yes

**Builder Model:** Petite duplex

**Foundation Details:** Slab

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

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$673

**Tax Legal Description:** CITRUS SPGS UNIT 1 PB 5 PG 89 LOT 33  
BLK 69

**Tax Lot:** 033000

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## Rooms



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Room type	Dimensions	Level	Length	Width
Dining Room	8x13.9	First	13.9	8
Living Room	10x13.9	First	13.9	10
Kitchen	12x8	First	8	12
Bedroom 2	10.9x12	First	12	10.9
Bedroom 3	12x10.1	First	10.1	12
Primary Bedroom	10.9x17	First	17	10.9
Laundry	10.9x6	First	6	10.9

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**ExteriorFeatures:** Sidewalk

**Features:** High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Thermostat

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**Utilities:** Electricity Available, Public

**Amenities:** Dishwasher, Range, Refrigerator

## Building Details

**NewConstructionYN:** Yes

**Exterior material:** Block

**Parking:** Garage Door Opener

**Heating:** Central, Electric

**Roof:** Slate



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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Showing Requirements:** Combination Lock Box, ShowingTime



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