

# 9319 CORTLANDT DRIVE CITRUS SPRINGS FL 34434

<https://candiscarmichael.com>



**\$298,000**



Brand-new under-construction home located in the growing community of Citrus Springs, Florida. This 4-bedroom, 2-bath residence offers 1,787 square feet of thoughtfully designed living space with a modern open layout. Situated on a beautiful lot, the property provides space, privacy, and the opportunity to be the first owner. A nearby comparable property went under contract [...]

- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1787 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFROM723229



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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/OM723229>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

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

**SubdivisionName:** CITRUS SPRINGS UNIT 1 PLAT BK 5 PG 89 LOT 6 BLK 77

**GarageSpaces:** 2

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1787 sq ft

**Year built:** 2026

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 17

**Road Surface Type:** Asphalt, Paved

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## Property Features



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**Interior Features:** Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Walk-In Closet(s)

**Flooring:** Epoxy, Tile

**Garage YN:** Yes

**Garage Spaces:** 2

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Disposal, Microwave, Range, Refrigerator

**Laundry Features:** Inside, Laundry Room

**Attached Garage YN:** Yes

**Exterior Features:** Garden, Private Yard, Sliding Doors

**Utilities:** Electricity Available, Electricity Connected, Private, Water Connected

**Sewer:** Septic Tank

**Heating:** Electric

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## Property Details

**Subdivision Name:** CITRUS SPRINGS UNIT 1 PLAT BK 5 PG 89 LOT 6 BLK 77

**Levels:** One

**New Construction YN:** Yes

**Foundation Details:** Slab

**Property Condition:** Completed

**Parcel Number:** 1224314

**Direction Faces:** North

**Number Of Lots:** 1

**Construction Materials:** Block, Concrete

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$255

**Tax Legal Description:** CITRUS SPRINGS UNIT 1 PB 5 PG 89-106, LOT 6 BLK 77.

**Tax Lot:** 6

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## Rooms



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Room type	Level
Primary Bedroom	First
Primary Bathroom	First
Family Room	First
Laundry	First
Kitchen	First
Living Room	First

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**ExteriorFeatures:** Garden, Private Yard, Sliding Doors

**Features:** Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Walk-In Closet(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**Utilities:** Electricity Available, Electricity Connected, Private, Water Connected

**Amenities:** Disposal, Microwave, Range, Refrigerator

## Building Details

**NewConstructionYN:** Yes

**Exterior material:** Block, Concrete

**Heating:** Electric

**Roof:** Shingle



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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Tenant

**Other Equipment:** Private Yard

**Showing Requirements:** Combination Lock Box



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