

# 980 CONANT AVENUE CRYSTAL RIVER FL 34429

<https://candiscarmichael.com>



Set on a generous .66-acre lot, this property provides existing utilities and paid impact fees—ready for your vision! The current 1-bedroom home provides a head start for renovation or replacement. Excellent opportunity for investors or anyone planning to build in peaceful, nature-filled Crystal River.

- 1 bed
- 1 bath
- Residential
- Single Family Residence
- Active
- 1120 sq ft



## Courtesy of

**Listing Office:** BEYCOME OF FLORIDA LLC

**Status:** Active

**Office ID:** MFR279508652

**MLS ID:** MFRO6390632



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Phone: 727-888-3292

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



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## Basics

**Bathrooms Full:** 1

**Category:** Single Family Residence

**Bedrooms:** 1 bed

**Half baths:** 0 half baths

**Lot size, sq ft:** 28775 sq ft

**SubdivisionName:** PINE TREE VILLAS UNREC

**ListAOR:** mfrmls

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 1 bath

**Area, sq ft:** 1120 sq ft

**Year built:** 1955

**ListOfficeName:** BEYCOME OF FLORIDA LLC

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## Location Details

**Township:** 18

**Road Surface Type:** Paved

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## Property Features

**Interior Features:** Other

**Flooring:** Other

**Pets Allowed:** Yes

**Roof:** Shingle

**Water Source:** Well

**Cooling:** None

**Furnished:** Unfurnished

**Appliances:** None

**Laundry Features:** Other

**Exterior Features:** Other

**Utilities:** Sewer Available

**Sewer:** Septic Tank

**Heating:** Electric

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## Property Details

**Subdivision Name:** PINE TREE VILLAS UNREC

**Levels:** One

**Foundation Details:** Other

**Listing Terms:** Cash

**Parcel Number:** 18E-18S-31-0000-41140

**Direction Faces:** East

**Construction Materials:** Vinyl Siding

**Property Condition:** Fixer



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## Fees&Taxes

Tax Year: 2025

**Tax  
Annual  
Amount:**  
\$1,037

**Tax Legal Description:** THAT PORT NE 1/4 OF NW 1/4 SEC 31 TWN 18S RNG 18E MORE PART DESC AS FOLLOWS: COM NW COR NE 1/4 OF NW 1/4 SEC 31 TWN 18S RNG 18E; THN S 88 DEG 57M 25S E ALONG N LINE SAID SEC 31 630.04 FT TO POB SAID POINT NW COR LANDS DESC PARAGRAPH TWO OR BK 666 PG 1822; THN CONT N 88 DEG 57M 25S E ALONG SAID N LINE & ALONG N LINE SAID LANDS 189.77 FT TO W ROW LINE CONANT AVE SHOWN ON PLAT PINE TREE HOMESITES PB 3 PG 2 THN S 0 DEG 34M 32S E ALONG SAID W ROW LINE 150.47 FT THN S 89 DEG 17M 51S W 190.17 FT TO POI NT ON W LINE SAID LANDS DESC PARAGRAPH TWO OR BK 666 PG 1822 THN N 0 DEG 25M 8S W ALONG W LINE SAID LANDS 189.34 FT TO POB.

## Rooms

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

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**ExteriorFeatures:** Other

**Features:** Other

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** None

**Utilities:** Sewer Available

**Amenities:** None

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Vinyl Siding

**Heating:** Electric

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Showing Requirements:** Call Owner, See Remarks



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