

\$174,900 - 9454 Cr 647n, BUSHNELL

MLS® #G5090273

\$174,900

2 Bedroom, 2.00 Bathroom, 728 sqft

Residential on 0.76 Acres

RIVER RETREATS SUB, BUSHNELL, FL

PRICE ADJUSTED. Someone is going to steal this deal from you, call us today! MOVE-IN READY! Clean as a whistle. 2 bedrooms. 2 bathrooms. HUGE lot. No more shoveling snow or fixer uppers. Whether you are new to the sunshine state or just looking for a fresh start that is move in ready and checks all the boxes we have you covered. Zero worry about flooding here and yet still enjoy all the benefits of owning your own DEEDED RIVER ACCESS via private community boat ramp with a party pavilion. That's right enjoy the best of both worlds. No flood insurance requirement or concern for future storms while still being able to enjoy The Withlacoochee River and everything it has to offer. The Withlacoochee River, among other Florida waterways, have all been designated as Outstanding Florida Waters. Fishing, kayaking, boating, paddle boating, canoeing, air boating and more. The Withlacoochee River, or as it's also known, the Crooked River, is 141 miles long. Originating in The Green Swamp and flowing north to the Gulf of Mexico. Move in ready you do not need to do one thing except to bring your fishing pole and your tooth brush. Clean as a whistle. 2 bedrooms. 2 bathrooms. Indoor laundry. Screened (HUGE) front porch. Handicap accessible ramp. Storage shed with lean-to for extra covered storage. Fully fenced yard. Existing carport for parking. Partially wooded lot. Over 3/4 of an acre. 268 feet wide (yes this lot is large). 140 foot well. Metal roof. Spectrum high speed internet and cable.



Enough space to add a GIANT carport for your motor home or RV or that dream shop you have been dreaming of. This home is on a paved road of mostly homeowners in the area, so pride of homeownership is very apparent. At 728 square feet of living space this little gem is bigger than “certain home living” but small enough to not break the bank. Don’t wait! call or message us today. Immediate closing and occupancy available. No owner financing available (conventional, FHA, VA, or cash purchase only). Built in 2015 and barely lived in this home is practically brand new. Come see for yourself. Do not go on-site without your Realtor. Very easy to show but by appointment only.

Built in 2015

Essential Information

MLS® #	G5090273
Price	\$174,900
Sold Price	\$170,000
Sold Date	July 2nd, 2025
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	728
Acres	0.76
Year Built	2015
Type	Residential
Sub-Type	Manufactured Home
Status	Sold

Community Information

Address	9454 Cr 647n
Area	Bushnell
Subdivision	RIVER RETREATS SUB
City	BUSHNELL
County	Sumter

State	FL
Zip Code	33513-7660

Amenities

Parking	Covered, Off Street
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Interior

Interior Features	Split Bedroom
Appliances	Electric Water Heater, Range, Range Hood, Refrigerator
Heating	Central
Cooling	Central Air

Exterior

Exterior Features	Storage
Roof	Metal
Foundation	Crawlspace

Additional Information

Date Listed	December 9th, 2024
Days on Market	265
Zoning	RR

Listing Details

Listing Office	CONNIE MAHAN REAL ESTATE GROUP
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