

\$24,300 - 9244 N Athenia Drive, CITRUS SPRINGS

MLS® #G5101005

\$24,300

Bedroom, Bathroom,
Land on 0.23 Acres

CITRUS SPGS UNIT 19, CITRUS SPRINGS,
FL

Welcome to 9244 N Athenia Drive, Citrus Springs, FL 34434 – an excellent 80 x 125 x 80 x 12 ft homesite in the heart of one of Citrus County’s fastest-growing communities. Future homeowners will enjoy no mandatory HOA and the peace of mind of a homes-only deed-restricted community (site-built homes only, no manufactured). This parcel sits dry in Flood Zone X, with paved road access and Duke Energy electric service nearby. The lot will require onsite well water and septic system, typical for Citrus Springs, with support from the Citrus County Water & Sewer District for resource information. Build at your own pace – there are no time limits to build, and you can choose your own builder. Citrus Springs is known for its community amenities, including a library, tennis courts, ball fields, and direct access to the 46-mile Withlacoochee State Trail for biking and hiking. Just minutes away, you’ll find Rainbow Springs State Park and Rainbow River, perfect for kayaking, tubing, and swimming in crystal-clear spring water. Shopping, medical offices, and dining in Dunnellon are close by, with easy commutes to Ocala, Crystal River, and the Gulf Coast. Whether you’re ready to break ground now or want to secure a solid investment for the future, this lot offers the ideal combination of location, utilities, and Florida lifestyle. *BONUS: Ask about 2 more available lots ON THE SAME STREET and 3 other lots in this



area” ask about package pricing for multiple parcels! CALL today and turn opportunity into reality!

Essential Information

MLS® #	G5101005
Price	\$24,300
Sold Price	\$13,500
Sold Date	October 2nd, 2025
Acres	0.23
Type	Land
Sub-Type	Land
Status	Sold

Community Information

Address	9244 N Athenia Drive
Area	Dunnellon/Citrus Springs
Subdivision	CITRUS SPGS UNIT 19
City	CITRUS SPRINGS
County	Citrus
State	FL
Zip Code	34434

Additional Information

Date Listed	August 20th, 2025
Days on Market	33
Zoning	PDR

Listing Details

Listing Office	REALTY EXECUTIVES IN THE VILLAGES
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