

\$24,900 - 2451 W Menores Drive, CITRUS SPRINGS

MLS® #O6233027

\$24,900

Bedroom, Bathroom,
Land on 0.21 Acres

CITRUS SPGS UNIT 02, CITRUS SPRINGS,
FL

R1 Zoning: Ideal for single-family homes, providing the perfect foundation to build your dream residence.

Gentle Topography: Follows street level, simplifying construction and reducing costs.

Public Water and Sewer Connections: This lot includes essential utilities with public water and sewer connections, saving you the cost and hassle of installing a septic tank.

Active Construction Area: Surrounded by several homes under construction, indicating a growing and vibrant community.

Great Opportunity: Enjoy the extra space of 0.21 acres, ideal for home designs, gardens, or outdoor amenities.

Community Amenities:

No HOA Fees: Enjoy full freedom without restrictive rules or additional fees.

Recreational Facilities: Access to tennis courts, playgrounds, and a golf course for an active and enjoyable lifestyle.

Accessibility and Location:

Major Highways: Convenient access via US-41 and FL-40, connecting you seamlessly to surrounding areas.

Urban Centers: Close proximity to Tampa, Orlando, beaches, and natural parks, offering endless entertainment and leisure options.

Distances to Tourist Attractions:

Gulf of Mexico Beaches: Just an hour's drive to pristine beaches, perfect for weekend getaways.

Rainbow Springs State Park: Only 20 minutes



away, featuring beautiful natural springs and outdoor adventures.

Investment Opportunity:

Very Good Price: Invest in land with significant potential for appreciation, ensuring a solid return on investment.

Build Your Dream Home: No HOA fees and existing utility connections, including sewer, provide the flexibility and convenience to design and construct your ideal home.

Essential Information

MLS® #	O6233027
Price	\$24,900
Sold Price	\$24,900
Sold Date	October 28th, 2024
Acres	0.21
Type	Land
Sub-Type	Land
Status	Sold

Community Information

Address	2451 W Menores Drive
Area	Dunnellon/Citrus Springs
Subdivision	CITRUS SPGS UNIT 02
City	CITRUS SPRINGS
County	Citrus
State	FL
Zip Code	34434-3955

Additional Information

Date Listed	August 15th, 2024
Days on Market	407
Zoning	PDR

Listing Details

Listing Office	BB GROUP REALTY CORP
----------------	----------------------

All listing information is deemed reliable but not guaranteed and should be independently verified through personal inspection by appropriate professionals. Listings displayed on this website may be subject to prior sale or removal from

sale; availability of any listing should always be independently verified. Listing information is provided for consumer personal, non-commercial use, solely to identify potential properties for potential purchase; all other use is strictly prohibited and may violate relevant federal and state law. Listing data comes from My Florida Regional MLS DBA Stellar MLS.

Listing information last updated on October 27th, 2025 at 7:54am EDT