

\$24,900 - 1843 W G Martinelli Boulevard, CITRUS SPRINGS

MLS® #O6251204

\$24,900

Bedroom, Bathroom,
Land on 0.30 Acres

CITRUS SPGS UNIT 27, CITRUS SPRINGS,
FL

Description: Unique opportunity! This exceptional 0.30-acre oversized lot is larger than the typical lot in the area, making it ideal for building your dream home or a development project.

Lot Features: Oversized Lot: At 0.30 acres, this lot provides ample space for your custom home, landscaping, and outdoor amenities.

Standard Lot: Offers excellent visibility and accessibility for your future build, making it convenient for both homeowners and potential renters.

No HOA Fees: Enjoy the freedom to build and modify your property without any additional costs or restrictions, allowing for greater creativity in your design.

Utilities Available: Convenient access to water and electricity connections ensures a smooth building process and saves you time and effort.

Excellent Topography: The lot features a favorable topography, providing a solid and level foundation, reducing site preparation costs.

New Developments Nearby: The presence of nearby new constructions indicates a growing community, enhancing property value and desirability.

Zoning Flexibility: This lot may allow for various building options, including single-family homes, making it a versatile choice for



different investment strategies.

Ideal for Outdoor Living: With more space than average, thereâ€™s plenty of room for patios, gardens, pools, or any outdoor features you envision.

Location:Easy access to US-41 and FL-40, providing quick connections to Tampa, Orlando, and surrounding areas.

Close proximity to Gulf of Mexico beaches and Rainbow Springs State Park, offering a variety of recreational and entertainment options.

Investment Potential:Excellent appreciation potential and return on investment.

Donâ€™t miss this chance to acquire an incredible oversized lot in one of Citrus Springsâ€™ most sought-after areas! Contact us for more information or to schedule a viewing.

Essential Information

MLS® #	O6251204
Price	\$24,900
Sold Price	\$23,000
Sold Date	November 21st, 2024
Acres	0.30
Type	Land
Sub-Type	Land
Status	Sold

Community Information

Address	1843 W G Martinelli Boulevard
Area	Dunnellon/Citrus Springs
Subdivision	CITRUS SPGS UNIT 27
City	CITRUS SPRINGS
County	Citrus
State	FL
Zip Code	34434-2427

Additional Information

Date Listed	October 22nd, 2024
Days on Market	354
Zoning	PDR

Listing Details

Listing Office	BB GROUP REALTY CORP
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