

# \$27,990 - 9435 N Sherman Drive, CITRUS SPRINGS

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MLS® #O6253146

**\$27,990**

Bedroom, Bathroom,  
Land on 0.43 Acres

CITRUS SPGS UNIT 05, CITRUS SPRINGS,  
FL

**Description:** Unique opportunity! This exceptional 0.43-acre corner 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 0.43 acres, this corner lot provides ample space for your custom home, landscaping, and outdoor amenities.

**Prime Location:** Located on a well-developed street, this lot offers excellent visibility and accessibility, making it convenient for 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 favorable topography, providing a solid and level foundation, which can reduce site preparation costs.

**Growing Community:** The presence of nearby new developments indicates a thriving 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 major roads, providing quick connections to local attractions and amenities.

Close proximity to recreational areas and natural parks, offering a variety of outdoor activities and entertainment options.

Investment Potential:Excellent appreciation potential and return on investment.

**Essential Information**

|            |                     |
|------------|---------------------|
| MLS® #     | O6253146            |
| Price      | \$27,990            |
| Sold Price | \$24,500            |
| Sold Date  | December 16th, 2024 |
| Acres      | 0.43                |
| Type       | Land                |
| Sub-Type   | Land                |
| Status     | Sold                |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 9435 N Sherman Drive     |
| Area        | Dunnellon/Citrus Springs |
| Subdivision | CITRUS SPGS UNIT 05      |
| City        | CITRUS SPRINGS           |
| County      | Citrus                   |
| State       | FL                       |
| Zip Code    | 34434-3276               |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 29th, 2024 |
| Days on Market | 323                |
| Zoning         | RUR                |

**Listing Details**

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

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