

\$235,000 - 9161 N Bertin Drive, CITRUS SPRINGS

MLS® #OM683414

\$235,000

2 Bedroom, 2.00 Bathroom, 1,551 sqft

Residential on 0.23 Acres

CITRUS SPGS UNIT 01, CITRUS SPRINGS,
FL

Experience the perfect blend of comfort and privacy in this meticulously maintained home nestled in the desirable community of Citrus Springs. As you step inside, you'll notice new vinyl plank flooring in the dining room and family room, giving the home a fresh and modern appearance. The living room, currently carpeted, comes with vinyl plank flooring ready for the new owners to install. New ceiling fans and LED lights throughout the house enhance the ambiance, including dimmable options in the kitchen, dining room, and front entryway. Nearly all the doors were replaced in 2022, excluding the front and sliding glass doors. The kitchen features a new sink and disposal installed in 2022, while the bathrooms were updated the same year with new toilets, sinks, and fixtures. The Water Heater was installed in 2023. A luxurious whirlpool jetted tub, also added in 2022, provides the perfect spot for relaxation. For energy efficiency, the attic was reinsulated in 2023, and the A/C unit has been consistently serviced annually since it was installed in 2017. The exterior of this home is equally impressive. The commercial-grade roof, installed in 2021, includes a transferable lifetime warranty for lasting peace of mind. The exterior was freshly painted and new gutters were added in 2022. A 6ft privacy fence, installed in 2023, ensures both seclusion and security. Additionally, an 8ft tall, 20ft x 50ft chain-link fence serves as a designated pen area for pets within the privacy fence. The



property boasts fresh bark and rock landscaping completed in 2024, enhancing its curb appeal. The garage door springs were replaced in 2022, and brand new indoor/outdoor carpet has been purchased for the screen room, ready for installation by the new owners. With all these upgrades, this home is ready for you to add your personal touch and make it your home sweet home.

Built in 1985

Essential Information

MLS® #	OM683414
Price	\$235,000
Sold Price	\$235,000
Sold Date	October 31st, 2024
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,551
Acres	0.23
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	9161 N Bertin Drive
Area	Dunnellon/Citrus Springs
Subdivision	CITRUS SPGS UNIT 01
City	CITRUS SPRINGS
County	Citrus
State	FL
Zip Code	34434-4930

Amenities

# of Garages	2
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Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer
Heating	Central
Cooling	Central Air

Exterior

Exterior Features	Rain Gutters, Sliding Doors
Roof	Shingle
Foundation	Slab

School Information

Elementary	Citrus Springs Elementar
Middle	Citrus Springs Middle School
High	Lecanto High School

Additional Information

Date Listed	August 6th, 2024
Days on Market	377
Zoning	PDR

Listing Details

Listing Office	KELLER WILLIAMS CORNERSTONE RE
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