

\$310,000 - 3603 Cr 626n, BUSHNELL

MLS® #T3550917

\$310,000

3 Bedroom, 3.00 Bathroom, 2,089 sqft

Residential on 0.77 Acres

INDIAN BOW RETREATS SUB, BUSHNELL,
FL

One or more photo(s) has been virtually staged. ***MOTIVATED SELLER*** CALLING ALL NATURE LOVERS! BRING OFFERS AND MAKE THIS PROPERTY YOURS TODAY! Here is your opportunity to own a piece of Old Florida paradise and enjoy the RIVER LIFE! This handsome Victorian Bungalow was CUSTOM BUILT in 1995 and it is located in the small, hideaway community of INDIAN BOW RETREATS, which provides you with deeded BOAT ACCESS to the WITHLACOOCHEE RIVER. Bring the boat, kayak, or canoe and your fishing rods, too! The PRIMARY HOME has so much CHARACTER inside and out, including a stunning WRAP AROUND PORCH, open air deck, LEADED GLASS DOORS, freestanding PROPANE FIREPLACES, and a FLORIDA ROOM that will entice you to spend most of your time there enjoying the wondrous view of the backyard. The .77 ACRE parcel is gorgeously studded with mature trees, bromeliads, and other flowering plants in the LANDSCAPING. The backyard neighbor is a wooded parcel that is home to tons of woodland creatures who live among the canopy of trees. You never know when a deer, fox, or raccoon may stop by to visit! There is plenty of BIRD WATCHING to be done as well, and the symphony of frogs and crickets will let you know when the sun is getting ready to set each day. If you're an auto enthusiast or you have other land toys, there is room for



those here, too! There is a 28x23 STEEL GARAGE with split roll-up doors and a double concrete driveway, and there are 3 ADDITIONAL paved parking spaces under CARPORTS, as well. The SECONDARY HOME (ADU) interior has been completely gutted, so it is currently available for use as ADDITIONAL STORAGE/WORKSHOP space. However, there is TREMENDOUS POTENTIAL to build out the home to serve as a BONUS RESIDENCE (1 Bath Studio Apartment) to allow for a MULTI-GENERATIONAL living or perhaps rental income. This RETREAT ON THE RIVER has so much to offer. Whether youâ€™re looking for a PEACEFUL homestead, RELAXING vacation home, or a GOOD RETURN on investment, this dynamic property can satisfy it all! Call today to claim your piece of paradise at INDIAN BOW!

Built in 1995

Essential Information

MLS® #	T3550917
Price	\$310,000
Sold Price	\$290,000
Sold Date	September 30th, 2025
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,089
Acres	0.77
Year Built	1995
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow, Victorian
Status	Sold

Community Information

Address	3603 Cr 626n
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Area	Bushnell
Subdivision	INDIAN BOW RETREATS SUB
City	BUSHNELL
County	Sumter
State	FL
Zip Code	33513-7975

Amenities

Parking	Driveway, Off Street, Parking Pad, Split Garage
# of Garages	2
View	Trees/Woods, Water

Interior

Interior Features	Accessibility Features, Attic Fan, Built-in Features, Ceiling Fan(s), Thermostat, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Range, Refrigerator, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Decorative, Electric, Gas, Living Room, Other Room, Master Bedroom
# of Stories	2

Exterior

Exterior Features	French Doors
Lot Description	In County, Oversized Lot, Street Dead-End
Roof	Shingle
Foundation	Crawlspace

School Information

Elementary	Lake Panasoffkee Elementary
Middle	South Sumter Middle
High	South Sumter High

Additional Information

Date Listed	August 28th, 2024
Days on Market	277
Zoning	R6C

Listing Details

Listing Office	VITIS REALTY
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