

\$160,000 - 2265 W Eric Drive, CITRUS SPRINGS

MLS® #TB8311199

\$160,000

2 Bedroom, 1.00 Bathroom, 800 sqft

Residential on 0.17 Acres

CITRUS SPGS UNIT 02, CITRUS SPRINGS,
FL

Move-in ready and perfect for your next chapter! This charming 2-bedroom home sits on a generously sized fenced lot in a desirable Florida location, and it's not in a flood zone—offering peace of mind and convenience. The home is completely carpet-free, with luxury vinyl flooring throughout for a modern look and easy maintenance. The open living room is an inviting space perfect for both relaxation and entertaining. The primary bedroom offers a cozy retreat with a stylish barn door entrance, adding character and charm. With a smart split-bedroom layout, privacy is ensured for both bedrooms.

Recent updates include a brand-new HVAC system, a tankless water heater with a buried propane tank, and a roof that's only 5 years old, meaning many more years of worry-free living. The spacious backyard includes a storage shed, ideal for keeping outdoor tools and equipment organized. Plus, with no neighbors on either side and no HOA, you can enjoy the peace and freedom that comes with this fantastic property.

Located just a short drive from Rainbow Springs State Park, this home is perfectly positioned to enjoy all that Florida has to offer—from exploring state parks and theme parks to relaxing on the beaches or visiting charming small towns throughout Central



Florida. Whether you're looking for your forever home or a great investment property, this home is ready for you to make it your own!

Built in 1980

Essential Information

MLS® #	TB8311199
Price	\$160,000
Sold Price	\$160,000
Sold Date	December 13th, 2024
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	800
Acres	0.17
Year Built	1980
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	2265 W Eric Drive
Area	Dunnellon/Citrus Springs
Subdivision	CITRUS SPGS UNIT 02
City	CITRUS SPRINGS
County	Citrus
State	FL
Zip Code	34434-3934

Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Split Bedroom, Thermostat
Appliances	Range, Refrigerator
Heating	Central, Heat Pump
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Sidewalk, Sliding Doors
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Roof	Shingle
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 15th, 2024
Days on Market	154
Zoning	PDR

Listing Details

Listing Office	KELLER WILLIAMS SUBURBAN TAMPA
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