

\$289,750 - 8395 N Triana Drive, CITRUS SPRINGS

MLS® #TB8335701

\$289,750

3 Bedroom, 2.00 Bathroom, 2,027 sqft

Residential on 0.31 Acres

CITRUS SPRINGS UNIT 4, CITRUS SPRINGS, FL

TURN OVER A NEW LEAF THIS YEAR & START ANEW with this ready and waiting 3BD/2BA, 2027sqft home which sits on a .31-acre pie shaped lot in the vibrant, planned community of Citrus Springs. The home is a clean slate and awaits your creative touch. New roof and HVAC in 2022, give you a great start. The aesthetic appeal of the vaulted ceilings and arched doorways throughout lay the perfect groundwork for elegance. Formal living and dining rooms greet guests upon entry, while a focus wall with arched openings separates the formal entertainment space from the large 27'x18' kitchen/family room combo, where the action is at. This large, open area keeps everyone connected to the food, conversation and good times. The kitchen features a breakfast nook with slider, breakfast bar, center island, granite countertops with mosaic backsplash and not 1, but 2 pantry closets. The master bedroom boasts dual walk-in closets, a plant shelf and ensuite with a separate tub and shower, water closet for privacy and a vanity with makeup desk. The large indoor family space is equally matched with the large outdoor family space which includes a covered, screen enclosed lanai and a vinyl, privacy fenced backyard. The indoor laundry room and irrigation system are a plus! There are community DEED RESTRICTIONS BUT NO HOA FEES! NO FLOOD ZONE either! Plenty of outdoor activities nearby with The Rainbow Springs State Park 11 miles



away for birdwatching, fishing, camping, or a lazy float on a tube down the Rainbow River. The famous Withlacoochee State Trail-South Citrus Springs Trailhead is conveniently situated next to Central Ridge Elementary & Citrus Springs Middle School and only 3 miles away for biking, hiking, and great nature walks. And of course, Crystal River is just 20 minutes away for shopping, dining and the only place to SWIM with the MANATEES! A FREE 1yr HOME WARRANTY for PEACE OF MIND is OFFERED as a GIFT to the BUYER!

Built in 2004

Essential Information

MLS® #	TB8335701
Price	\$289,750
Sold Price	\$285,000
Sold Date	March 5th, 2025
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,027
Acres	0.31
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	8395 N Triana Drive
Area	Dunnellon/Citrus Springs
Subdivision	CITRUS SPRINGS UNIT 4
City	CITRUS SPRINGS
County	Citrus
State	FL
Zip Code	34434

Amenities

Parking	Driveway, Garage Door Opener
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Kitchen/Family Room Combo, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Water Heater, Microwave, Range, Refrigerator
Heating	Electric, Heat Pump
Cooling	Central Air

Exterior

Exterior Features	Irrigation System, Rain Gutters, Sliding Doors
Lot Description	Cleared, Irregular Lot, Level
Roof	Shingle
Foundation	Slab

School Information

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

Additional Information

Date Listed	January 7th, 2025
Days on Market	173
Zoning	PDR

Listing Details

Listing Office	ERA AMERICAN SUNCOAST REALTY
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