



## Fabulous Remodeled Modular, 55+ Community

**\$1,000 Realtor Commission Bonus**

7926 W. Tumblebrook Dr. , Dunellon FL 34433

MLS:T3292564    PRICE:\$94,900.00

**Bedrooms:** 3  
**Full Baths:** 2  
**HOA:** Yes - \$160/month  
**Parking:** 2 Cars  
**Floors:** 1

**Subdivision:** Crystal Pointe  
**Year Built:** 1991  
**Lot Size:** .26 Acres  
**Sqft:** 1187

### PROPERTY FEATURES:

Central A/C	Central heat	Fireplace
High/Vaulted ceiling	Walk-in closet	Tile floor
Family room	Dishwasher	Refrigerator
Stove/Oven	Microwave	Washer
Dryer	Laundry area - inside	Balcony, Deck, or Patio
Yard		

### OTHER FEATURES:

New A/C including Ductwork	New Plumbing	New Tile Floors/Kitchen/Bath
New Laminate in Great Room	New Water Heater	New Interior Paint
New Front & Rear Doors	and more	

### PROPERTY DESCRIPTION:

Hard to find, move-in ready, 3-bedroom, 2-bath 'modular' home on a ¼ ACRE LOT in quaint, peaceful, Dunnellon community for ages 55+. And, yes, in this community, you definitely own your lot. Conveniently located between Crystal River and Ocala, home offers an open-concept living room with real wood-burning fireplace; kitchen with breakfast bar and all appliances; separate dining area; master suite with double vanities and garden tub/shower combo; enclosed back porch; and entry ramps at front and rear of home. Note that recent, major improvements - including new AC, new plumbing and more - are NOT yet reflected in County records. Yet most public search sites do show the CURRENT LIST PRICE to be WELL BELOW AVERAGE FOR THE AREA. Low HOA fees cover community pool, clubhouse, grounds maintenance (grass cutting), water, and trash pick-up. Great for either full or part time residents.

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