



V4616859

1890 HONTOON RD, DELAND

County: Volusia County	Zip Code: 32720	Unit #:	Status: Active
Grid: M40	Sub. Name: QUAIL HOLLOW ON THE RIVER	List Price: \$189,000	
Beds: 3	Baths: 2/0	SqFt Heated: 1,881	Low Price:
Pool: N,			Sold Price:
Property: One Story, Single Family Home			Year Built: 1991
Total Acreage: 1/4 Acre to 1/2 Acre	Total Building SF:		MH Width:
Water: Y Type/Name: River / ST. JOHNS RIVER			ADOM: 189
Location: In County			CDOM: 189

Virtual Tour: <http://tour.previsite.com/mls/0358/v4616859.html>

LOCATED IN THE ST. JOHNS RIVERFRONT COMMUNITY OF QUAIL HOLLOW, THIS TRADITIONAL STYLED HOME, ALTHOUGHT NOT WATERFRONT, DOES OFFER COMMUNITY ACCESS TO THE SHARED BOAT RAMP, POOL AND CLUBHOUSE. THIS HOME HAS A VERY NEUTRAL INTERIOR. THE FLOOR PLAN OFFERS A LARGE GREAT ROOM WITH WOOD BURING FIREPLACE AND SEPARTE FORMAL DINING ROOM. THE REAR SCREENED PORCH HAS CERAMIC TILE FLOORS AND A HUGE SPA TUB FOR RELAXING EVENINGS AFTER THE BUSINESS DAY. THE FRONT OF THE HOME HAS MATURE LANSCAPING, A CIRCULAR DRIVEWAY AND BLACK METAL FENCING. READY FOR A NEW OWNER!

Land, Site and Tax Information

SE/TP/RG: 26-17-29	Subdivision #: 01	Section #:	Block/Parcel: 04	Lot#: 0100	Front Exposure:
Tax ID: 26 17 29 01 04 0100		Alt.Key/Folio#: 2075490	Additional Parcel: N	Mill Rate:	Lot # 0100
Taxes: \$3,570.00	Tax Year: 2008	Homestead: N	Other Exemptions: N	CDD:	Annual CDD Fee:
Legal Description: LOT 10 BLK D QUAIL HOLLOW ON THE RIVER MB 32 PGS 88 TO 91 INC PER OR 3195 PG 0799					
Ownership: Fee Simple	Complex/Community Name:		Book/Page: 0032/0088	Floor #:	
MH Make:	Zoning: R	Future Land Use: 0101	Zoning Comp.: Y	Min Lease:	Lease # Per Year: Max Pet Wt:
Lot Dimensions: 62x202	Lot Size(Acres): 0.28	Lot Size(SqFt): 12,196	Water Frontage:		
Front Exposure:	Waterfront Name: ST. JOHNS RIVER	Water View:			
WaterFront Type: Water Access/ River	Waterfront Extras: Community Boat Ramp				

Interior Information

Living Room: 22X16	Master Br.: 16X14	5th Bedroom:	Great Room: 22X16	SqFt Source: Public records
Family Room:	2nd Bedroom: 13X13	Studio:	Air Conditioning: Central	
Kitchen: 12X12	3rd Bedroom: 13X12	Dinette: 12X08	Heat & Fuel: Central, Fuel - Electric	
Dining Room: 12X11	4th Bedroom:	Bonus Room:	Floor Covering: Ceramic Tile, Carpet	
Fireplace: Y - Wood Burning Fireplace	Balcony/Porch: 20X12	Security System:		
Utilities Data: Cable Available, Public Utilities				
Interior Layout: Great Room, Breakfast Room Separate, Formal Dining Room Separate				
Interior Features: Blinds/Sh, Ceiling Fan(s), Walk In Closet				
Master Bath:				
Appliances Incl: Dishwasher, Microwave, Compactor, Range				
Kitchen:	Additional Rooms: Inside Utility			

Exterior Information

Ext. Construction: Stone, Wood Frame	Style: Traditional, Ranch	Pool:
Exterior Features:		
Garage/Carport: 2 Car Garage Attached Circular Drive Door Opener		Roof: Shingle

Community Information

Community Features: Deed Restr, Comm Pool, Comm Boat Ramp, HOA Required, Pets Permitted

Maintenance Includes: Rec Facility

Housing for Older Persons:	Expire/Renewal Date:
HOA Fee Required: Y HOA Fee: \$260.00	HOA Payment Schedule: Annual
Elementary: Woodward Avenue Elem	Middle or Junior: Southwestern Middle
Mo. Maint. \$ (addition to HOA): \$0.00	High: Deland High

Realtor Info

For more information on this or any other properties  
please contact:  
WILLIAM MANCINIK  
BILL MANCINIK, REALTOR

Office: 386-738-5500



©2009 Microsoft Corp ©2008 NAVTEQ, and/or Tele Atlas, Inc. Directions: W HWY 44, LEFT OLD NEW YORK AVE., FEFT HONTOON ROAD TO #1890

[billmsells@yahoo.com](mailto:billmsells@yahoo.com)

[fla4sale.com](http://fla4sale.com)