



**\$259,990**

## 2276 CITATION STREET

<https://vizorealty.com>

The Magnolia A (lot 24) provides a curb-appealing first impression. With 1,700sqft. that is smartly apportioned throughout. Follow the foyer's path to the grand space of the great room. The openness presents an endless array of options for designing the area. The eat-in kitchen is styled to suit your needs, too. In addition to a walk-in pantry and decorator cabinets, the center island features an undermount sink, dishwasher, additional storage, and a breakfast bar for casual dining. Step into the master suite & you'll appreciate its mastery! The large bedroom is enhanced with a tray ceiling, the master bath provides dual vanities and a private water closet, and the walk-in closet is sized and styled like a dressing room! The home also features a covered patio & a mudroom. Delivery month is October 2025. Disclaimer: CMLS has not reviewed and, therefore, does not endorse vendors who may appear in listings.

- 3 beds
- 2 baths
- Single Family
- RESIDENTIAL
- ACTIVE



## Basics

**Date added:** Added 15 hours ago  
**Price per sqft:** \$152.94  
**Type:** Single Family  
**Bedrooms:** 3 beds  
**Floors:** 1 floor  
**TMS:** 2020105024  
**Full Baths:** 2

**Listing Date:** 2025-06-24  
**Category:** RESIDENTIAL  
**Status:** ACTIVE  
**Bathrooms:** 2 baths  
**Year built:** 2025  
**MLS ID:** 611581  
**Cooling:** Central

## Building Details

**Heating features:** Gas Pac  
**Garage spaces:** 2  
**Water Source:** Public  
**Style:** Traditional  
**Exterior material:** Vinyl

**Garage:** Garage Attached, Front Entry  
**Foundation:** Slab  
**Sewer:** Public  
**Basement:** No Basement  
**New/Resale:** New

## HOA Info

**HOA:** Y  
**HOA Fee Per:** Yearly

**HOA Fee:** \$360

## Nearby Schools

**School District:** Sumter County  
**Middle School:** Ebenezer

**Elementary School:** Oakland  
**High School:** Crestwood

## Listing Courtesy Of



**Listing Office:** RE/MAX Summit LLC

**Listing Agent:** Paul, Sorrells

