

\$399,000 - 9213 Sw 197th Circle, DUNNELLON

MLS® #OM703723

\$399,000

3 Bedroom, 2.00 Bathroom, 2,191 sqft

Residential on 0.42 Acres

RAINBOW SPGS COUNTRY CLUB ESTATE,
DUNNELLON, FL

Welcome to your slice of paradise in Rainbow Springs Country Club Estates! This gorgeous three-bedroom, two-bathroom pool home with a three-car garage is more than just a residence—it's a vibrant lifestyle that offers amenities like no other community in Florida. With direct access to the picturesque Rainbow River, you can immerse yourself in nature and outdoor activities just minutes from your doorstep. In addition to the private river park that offers spaces for BBQs, a pavilion overlooking the river, picnic tables, and a kayak/paddleboard launch, the community boasts fantastic amenities, including a pool, tennis and pickleball courts, a community center, and the popular Cheers Restaurant. As for the home, let's skip to the good part—as soon as you walk in, your eyes are drawn to the stunning pool and greenspace/old fairway behind the house. As you step outside, you'll discover the spacious lanai, featuring a built-in grill and fridge—ideal for summer gatherings and leisurely afternoons spent by the water! So yes, if you have to work, there is a very spacious office where you can hide away for the hours that require your focus. But once you finish, whether you've dipped in the pool to cool off or returned from the river park, enjoy gardening in your little gazebo or whip something up in the spacious kitchen. Then, get ready to kick back by the cozy fireplace and enjoy a relaxing evening or entertain friends. If you have a green thumb, you'll



appreciate the unique gazebo that was once used for growing orchids. It comes fully equipped with a fan and irrigation system, making it perfect for any gardening enthusiast! Recent updates include new Luxury Vinyl Plank floors installed in June 2025, a roof replaced in 2015, an HVAC system updated in 2016, and appliances that were updated between 2016 and 2022, ensuring peace of mind that you won't have to do much any time soon, except for updating it to your liking and adding your own modern touches as you wish.

Besides the fantastic amenities in the community, this home is conveniently located in Dunnellon, close to several grocery stores, shopping, restaurants, and the charming downtown Dunnellon area. Love to hike, bike, or enjoy equestrian facilities? Several state and local parks surround us, and we are not far from the famous World Equestrian Center. This home is located 30-45 minutes from Ocala, Inverness, Crystal River, Cedar Key, and Gainesville for quick day trips and exploration, with the thrills of Orlando and Tampa's theme parks just over an hour away, depending on where you want to adventure next!

Don't miss this exceptional opportunity to embrace a lifestyle where convenience meets tranquility. Schedule your tour today and turn your dream of owning a beautiful pool home into a reality!

Built in 1994

Essential Information

MLS® #	OM703723
Price	\$399,000
Sold Price	\$360,000
Date Sold	October 7th, 2025
Bedrooms	3
Bathrooms	2.00

Full Baths	2
Square Footage	2,191
Acres	0.42
Year Built	1994
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	9213 Sw 197th Circle
Area	Dunnellon
Subdivision	RAINBOW SPGS COUNTRY CLUB ESTATE
City	DUNNELLON
County	Marion
State	FL
Zip Code	34432

Amenities

# of Garages	3
Has Pool	Yes

Interior

Interior Features	Ceiling Fans(s), High Ceilings, Primary Bedroom Main Floor, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas
# of Stories	1

Exterior

Roof	Shingle
Foundation	Slab

School Information

Elementary	Dunnellon Elementary School
Middle	Dunnellon Middle School
High	Dunnellon High School

Additional Information

Date Listed	June 15th, 2025
Days on Market	74
Zoning	R1
HOA Fees	243
HOA Fees Freq.	Annually

Listing Details

Listing Office	KELLER WILLIAMS CORNERSTONE RE
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