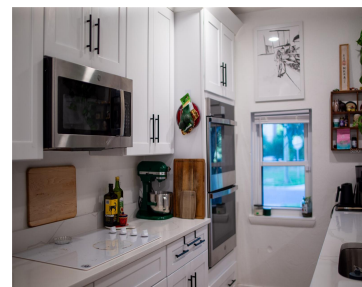


# 112 AVOCADO AVENUE SANFORD FL 32771

<https://candiscarmichael.com>



\$300,000



\* This home comes with a lender credit provided by seller's preferred lender, pending qualification. Located in the Historic District of downtown Sanford, this updated 3-bedroom, 2-bath home offers 1,218 sq ft of living space on an oversized 0.21-acre lot just minutes from Lake Monroe and the Sanford Riverwalk. Zoned MR3 with no HOA, this [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1218 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRO6386732



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Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/O6386732>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1218 sq ft

**Year built:** 1930

**ListOfficeName:** LPT REALTY, LLC

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 9360 sq ft

**SubdivisionName:** GRACELINE COURT

**ListAOR:** mfrmls

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## Location Details

**Township:** 19

**Road Surface Type:** Asphalt

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## Property Features



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**Interior Features:** Eat-in Kitchen, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom

**Flooring:** Luxury Vinyl, Tile

**Patio And Porch Features:** Deck, Rear Porch

**Fireplace Features:** Wood Burning

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer

**Laundry Features:** Inside

**Fireplace YN:** Yes

**Exterior Features:** Sliding Doors

**Utilities:** Cable Available, Electricity Connected, Phone Available, Sewer Connected, Water Connected

**Sewer:** Public Sewer

**Heating:** Central

---

## Property Details

**Subdivision Name:** GRACELINE COURT

**Levels:** One

**Foundation Details:** Crawlspace

**Parcel Number:** 25-19-30-503-0000-0450

**Direction Faces:** East

**Construction Materials:** Stucco, Frame

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## Fees&Taxes

**Tax Year:** 2024

**Tax Legal Description:** LOT 45 + N 30 FT OF LOT 46  
GRACELINE COURT PB 3 PG 99

**Tax Annual Amount:** \$1,260

**Tax Lot:** 45

---

## Rooms



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Room type	Level
Living Room	First
Kitchen	First
Primary Bedroom	First

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**ExteriorFeatures:** Sliding Doors

**Features:** Eat-in Kitchen, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Wood Burning

**GarageYN:** No

**FireplaceYN:** Yes

**Cooling:** Central Air

**Utilities:** Cable Available, Electricity Connected, Phone Available, Sewer Connected, Water Connected

**Amenities:** Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer

## Building Details

**NewConstructionYN:** No

**Basement:** Crawl Space

**Roof:** Shingle

**Heating:** Central

**Exterior material:** Frame, Stucco

## Miscellaneous

**Ownership:** Fee Simple

**Showing Requirements:** Combination Lock Box

**Occupant Type:** Vacant



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