

11655 140TH LANE DUNNELLON FL 34432

<https://candiscarmichael.com>



Welcome to Spruce Creek Preserve, a premier 55+ community surrounded by the Ross Prairie Preserve, just minutes to terrific shopping, restaurants and entertainment! If you like hiking, biking, canoeing or kayaking there are many places for you to enjoy. But if you prefer activities closer to home, there are so many to choose from right [...]

- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1866 sq ft



Courtesy of

Listing Office: CHARLES RUTENBERG REALTY INC

Status: Active

Office ID: MFR260000779

MLS ID: MFRTB8454563



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Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8454563>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 1866 sq ft

Year built: 2002

ListOfficeName: CHARLES RUTENBERG REALTY
INC

ListAOR: mfrmls

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 7405 sq ft

SubdivisionName: SPRUCE CREEK PRESERVE
07

GarageSpaces: 2

Location Details

Township: 17S

Road Responsibility: Private Maintained Road

Road Surface Type: Asphalt

Property Features



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Interior Features: Eat-in Kitchen, Open Floorplan, Primary Bedroom Main Floor, Vaulted Ceiling(s), Walk-In Closet(s)

Flooring: Carpet, Laminate

Pool Features: Heated, In Ground

Spa Features: Heated

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Rain Gutters

Architectural Style: Ranch

Vegetation: Oak Trees

Sewer: Public Sewer

Heating: Electric, Heat Pump

Appliances: Dishwasher, Dryer, Microwave, Range, Refrigerator

Laundry Features: Laundry Room

Spa YN: Yes

Parking Features: Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK, Number Limit

Roof: Shingle

Utilities: Cable Connected, Electricity Connected

Water Source: Public

Cooling: Central Air

Furnished: Negotiable

Property Details

Subdivision Name: SPRUCE CREEK PRESERVE 07

Levels: One

Builder Model: PALM

Construction Materials: Vinyl Siding

Parcel Number: 4076-594-000

Direction Faces: South

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information



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Association YN: Yes

Association Fee Frequency: Monthly

Association Amenities: Cable TV, Clubhouse, Fitness Center, Gated, Golf Course, Handicap Modified, Pickleball Court(s), Pool, Recreation Facilities, Shuffleboard Court, Spa/Hot Tub, Storage, Tennis Court(s)

Association Fee: 194

Association Fee Includes: Guard - 24 Hour, Cable TV, Common Area Taxes, Pool, Escrow Reserves Fund, Management, Private Road, Recreational Facilities, Trash

Community Features: Buyer Approval Required, Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf Carts OK, Pool, Racquetball

Fees&Taxes

Tax Year: 2025

Tax Annual Amount:
\$4,198

Tax Legal Description: SEC 16 TWP 17 RGE 20 PLAT BOOK 005
PAGE 052 SPRUCE CREEK PRESERVE VII LOT 594

Tax Lot: 594

Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	13x26	First	26	13
Kitchen	11x27.5	First	27.5	11
Dining Room	10x11	First	11	10
Primary Bedroom	14x16	First	16	14
Bedroom 2		First		
Family Room	11.5x21.5	First	21.5	11.5
Laundry	7x9	First	9	7

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Spa Features: Heated

ExteriorFeatures: Rain Gutters

Utilities: Cable Connected, Electricity Connected

Amenities: Dishwasher, Dryer, Microwave, Range, Refrigerator

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Buyer Approval Required, Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf Carts OK, Pool, Racquetball

PoolFeatures: Heated, In Ground

Features: Eat-in Kitchen, Open Floorplan, Primary Bedroom Main Floor, Vaulted Ceiling(s), Walk-In Closet(s)



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Building Details

ArchitecturalStyle: Ranch

Heating: Electric, Heat Pump

Roof: Shingle

NewConstructionYN: No

Exterior material: Vinyl Siding

Parking: Garage Door Opener

Miscellaneous

Ownership: Fee Simple

Occupant Type:
Vacant

Showing Requirements: Appointment Only, Lock Box Coded,
ShowingTime



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