

**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



### Call us now

Phone: 727-888-3292

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



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THE STANDARD OF EXCELLENCE

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## Description

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

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## 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 16 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 7405 sq ft

**SubdivisionName:** SPRUCE CREEK PRESERVE  
07

**GarageSpaces:** 2

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## Location Details

**Township:** 17S

**Road Responsibility:** Private Maintained Road

**Road Surface Type:** Asphalt

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## 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, Washer

**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

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## 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

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## 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

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## 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

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## 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	11x13	First	13	11
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, Washer

**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

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Vacant

**Showing Requirements:** Appointment Only, Lock Box Coded,  
ShowingTime



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