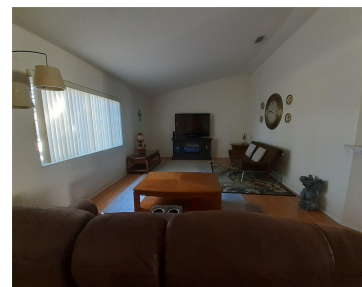


# 11655 140TH LANE DUNNELLON FL 34432

<https://candiscarmichael.com>



\$224,900



LOWEST PRICED HOME, by square footage, in Spruce Creek Preserve!  
UPDATES: JUNE 2026, HVAC and WATER HEATER. ROOF 2021. This spacious, updated home is located on a tree lined street only 2 blocks long. You will love the huge kitchen with newer stainless steel appliances, loads of cabinets and tons of counter space. A well-placed [...]

- 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](mailto:RealtorCandis@gmail.com)



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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 2 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

---

## 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:** 209

**Association Fee Includes:** Guard - 24 Hour, Cable TV, Common Area Taxes, Pool, Escrow Reserves Fund, Internet, 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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