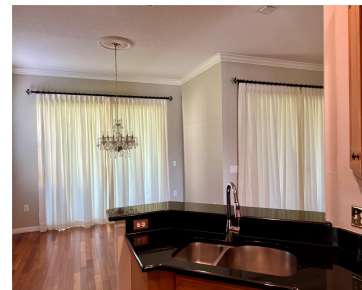


119 FALLING ACORN AVENUE GROVELAND FL 34736

<https://candiscarmichael.com>



Gorgeous 2/2 with office/bonus room and plenty of space. This home is beautifully designed, from the open concept living areas to the spacious screened patio area, this home is an entertainer's dream! The bonus room/office is perfectly situated and has ample natural light from an oversized window. Both bedrooms are spacious and functional, and the [...]

- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1651 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRO6402757



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Email: RealtorCandis@gmail.com



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Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/O6402757>

Basics

Bathrooms Full: 2

Date added: Added 2 hours ago

Category: Single Family Residence **Type:** Residential

Bedrooms: 2 beds

Bathrooms: 2 baths

Half baths: 0 half baths

Area, sq ft: 1651 sq ft

Lot size, sq ft: 7201 sq ft

Year built: 2007

View: Garden

SubdivisionName: CASCADES /GROVELAND PH 02

ListOfficeName: EXP REALTY LLC **GarageSpaces:** 2

ListAOR: mfrmls

Location Details

Township: 21

Road Surface Type: Asphalt

Property Features



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Interior Features: Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments

Flooring: Carpet, Tile, Wood

Patio And Porch Features: Covered, Enclosed, Front Porch, Screened

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors

Window Features: Blinds

Utilities: Public

View: Garden

Sewer: Public Sewer

Heating: Central

Lot Features: Landscaped, Paved

Appliances: Dryer, Electric Water Heater, Freezer, Ice Maker, Microwave, Range, Refrigerator, Washer

Laundry Features: Inside, Laundry Room

Parking Features: Driveway

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Architectural Style: Florida

Vegetation: Trees/Landscaped

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: CASCADES /GROVELAND PH 02

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 26-21-25-2001-000-03100

Direction Faces: South

Construction Materials: Block, Stucco

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Amenities: Cable TV, Gated, Other, Pickleball Court(s), Pool, Recreation Facilities

Association Fee: 578

Association Fee Includes: Guard - 24 Hour, Cable TV, Internet, Maintenance Grounds, Recreational Facilities

Community Features: Association Recreation - Owned, Clubhouse, Fitness Center, Gated Community - Guard, Irrigation-Reclaimed Water, Pool, Restaurant, Sidewalks, Tennis Court(s)



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Fees&Taxes

Tax Year: 2025

**Tax Annual
Amount:** \$1,280

Tax Legal Description: THE CASCADES OF GROVELAND PHASE 2 PB 56
PG 17-31 LOT 31 ORB 3661 PG 1433 ORB 574 (Folio Number
26-21-25-2001-000-03100)

Tax Lot: 31

Rooms



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Room type	Dimensions	Level	Length	Width
Dining Room	11.7x12	First	12	11.7
Living Room	12.3x21.7	First	21.7	12.3
Primary Bedroom	12.7x10.7	First	10.7	12.7
Bathroom 2	8.11x5.5	First	5.5	8.11
Foyer	6.6x5.7	First	5.7	6.6
Office	15.11x11.5	First	11.5	15.11
Laundry	5.9x5.8	First	5.8	5.9
Kitchen	9.4x21.3	First	21.3	9.4
Bathroom 1	8.6x13.5	First	13.5	8.6
Bedroom 1	15.11x13.5	First	13.5	15.11
Balcony/Porch/Lanai	10x24	First	24	10

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Association Recreation - Owned, Clubhouse, Fitness Center, Gated Community - Guard, Irrigation-Reclaimed Water, Pool, Restaurant, Sidewalks, Tennis Court(s)

ExteriorFeatures: Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors

Features: Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

WindowFeatures: Blinds

Utilities: Public

Amenities: Dryer, Electric Water Heater, Freezer, Ice Maker, Microwave, Range, Refrigerator, Washer

Building Details

ArchitecturalStyle: Florida

Heating: Central

Roof: Shingle

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Driveway

Miscellaneous

Ownership: Fee Simple

Occupant Type:
Tenant

Showing Requirements: 24 Hour Notice, Appointment Only, Call Listing Agent, Combination Lock Box, Do Not Contact Tenants



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