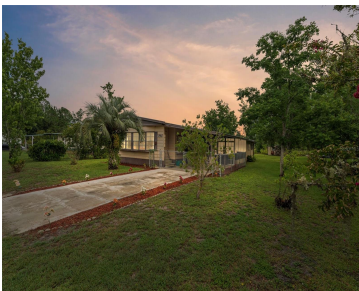


123 PENINSULAR DRIVE CRESCENT CITY FL 32112

https://candiscarmichael.com



Lakefront 2BR/2BA Home on Lake Laverne – Crescent City, FL Charming 2 bedrooms, 2 baths situated on a large lot. Recent upgrades include new carpeting, blinds throughout, and fresh interior paint. Enjoy the bright sun porch, covered carport, and a peaceful setting just minutes from a boat ramp and marina on the St. Johns River. [...]

- 2 beds
- 2 baths
- Residential
- Manufactured Home
- Active
- 1345 sq ft



Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRFC311093



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



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/FC311093>

---

## Basics

**Bathrooms Full:** 2

**Category:** Manufactured Home

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 12197 sq ft

**SubdivisionName:** OAK GROVE ADD

**ListAOR:** mfrmls

**Date added:** Added 11 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1345 sq ft

**Year built:** 1980

**ListOfficeName:** LPT REALTY, LLC

---

## Location Details

**Township:** 12S

**Road Surface Type:** Dirt

---

## Property Features

**Interior Features:** Window Treatments

**Flooring:** Carpet

**Waterfront YN:** Yes

**Carport YN:** Yes

**Exterior Features:** Other

**Utilities:** Public, Sewer Available, Sewer Connected

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Appliances:** Dishwasher, Dryer, Electric Water Heater, Refrigerator, Washer

**Laundry Features:** Inside

**Waterfront Features:** Lake Front

**Carport Spaces:** 1

**Roof:** Metal

**Water Source:** Public

**Cooling:** Central Air



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# Property Details

**Subdivision Name:** OAK GROVE ADD

**Levels:** One

**Foundation Details:** Crawlspcace

**Listing Terms:** Cash, Conventional, FHA, VA Loan

**Parcel Number:** 26-12-26-6410-0000-0660

**Direction Faces:** South

**Construction Materials:** Other

# Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$1,664

**Tax Legal Description:** PT OF NW1/4 OF SE1/4 OR307 P1157(OAK GROVE ADD UNRECORDED LOT 66)

**Tax Lot:** 66

# Rooms

Room type	Level
Living Room	First
Family Room	First
Primary Bedroom	First
Primary Bathroom	First
Kitchen	First



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---

## Amenities & Features

**Waterfront available:** Yes

**GarageYN:** No

**AttachedGarageYN:** No

**FireplaceYN:** No

**PoolPrivateYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Other

**Utilities:** Public, Sewer Available, Sewer Connected

**Features:** Window Treatments

**Amenities:** Dishwasher, Dryer, Electric Water Heater, Refrigerator, Washer

---

## Building Details

**NewConstructionYN:** No

**Heating:** Central, Electric

**Exterior material:** Other

**Roof:** Metal

---

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Vacant

**Showing Requirements:** Lockbox, Lock Box Coded, See Remarks, ShowingTime



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