# 13525 40TH CIRCLE OCALA FL 34473

https://candiscarmichael.com












Virtually Staged. Pool home with an assumable 5.99% loan in Marion Oaks, priced at $249,900. This 3 bed, 2 bath concrete block home sits on a fenced quarter acre with no HOA and no CDD, and it’s made for Florida living. Start your mornings with coffee by the pool, spend afternoons swimming under the large […]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1475 sq ft

## Courtesy of

**Listing Office:** EXP REALTY LLC

**Office ID:** MFR261010944

**Status:** Active

**MLS ID:** MFROM735421

### Description


## Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

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**Virtual Tour:**
https://www.zillow.com/view-imx/6eb5ad16-e6a3-426a-b9e9-9becb957f91e?setAttribution=mls&wl=true&initialViewType=pano&utm_source=dashboard

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms: 3** beds

**Half baths: 0** half baths

**Area, sq ft: 1475** sq ft

**Year built:** 1974

**SubdivisionName:** MARION OAKS UN 01

**ListAOR:** mfrmls

**Date added:** Added 1 day ago

**Type:** Residential

**Bathrooms: 2** baths

**Floors: 1** floor

**Lot size, sq ft: 10019** sq ft

**View:** Pool

**ListOfficeName:** EXP REALTY LLC

## Location Details

**Township:** 17S

**Road Responsibility:** Public Maintained Road

**Middle Or Junior School:** Horizon Academy/Mar Oaks

**Road Surface Type:** Asphalt, Paved

**Elementary School:** Marion Oaks Elementary School

**High School:** Lake Weir High School

## Property Features


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**Interior Features:** Primary Bedroom Main Floor, Walk-In Closet(s)

**Appliances:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

**Flooring:** Tile

**Laundry Features:** Inside, Laundry Room, Washer Hookup

**Patio And Porch Features:** Covered, Porch, Rear Porch, Screened

**Pool Private YN:** Yes

**Pool Features:** In Ground, Screen Enclosure

**Parking Features:** Driveway

**Exterior Features:** Storage

**Roof:** Shingle

**Utilities:** Electricity Available, Electricity Connected

**View:** Pool

**Water Source:** Public

**Sewer:** Public Sewer

**Cooling:** Central Air

**Heating:** Central, Electric

**Furnished:** Unfurnished

**Lot Features:** In County, Rectangle, Unincorporated

## Property Details

**Subdivision Name:** MARION OAKS UN 01

**Parcel Number:** 8001-0200-09

**Levels:** One

**Direction Faces:** North

**Number Of Lots:** 1

**Foundation Details:** Block, Slab

**Construction Materials:** Block, Concrete

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

**Property Condition:** Completed

## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** $2,568

**Tax Legal Description:** SEC 11 TWP 17 RGE 21 PLAT BOOK O PAGE 001 MARION OAKS UNIT 1 BLK 200 LOT 9

**Tax Lot:** 9

## Rooms


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| Room type | Dimensions | Level | Length | Width |
|---|---|---|---|---|
| Living Room | 14x12 | First | 12 | 14 |
| Dining Room | 14x11 | First | 11 | 14 |
| Kitchen | 8x8 | First | 8 | 8 |
| Primary Bedroom | 12x15 | First | 15 | 12 |
| Primary Bathroom | 5x8 | First | 8 | 5 |
| Bedroom 2 | 11x12 | First | 12 | 11 |
| Bedroom 3 | 12x15 | First | 15 | 12 |
| Laundry | 5x8 | First | 8 | 5 |
| Florida Room | 14x10 | First | 10 | 14 |

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** Yes

**ExteriorFeatures:** Storage

**Utilities:** Electricity Available, Electricity Connected

**Amenities:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**PoolFeatures:** In Ground, Screen Enclosure

**Features:** Primary Bedroom Main Floor, Walk-In Closet(s)


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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Concrete

**Parking:** Driveway

**Heating:** Central, Electric

**Roof:** Shingle

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Other Structures:** Shed(s)

**Showing Requirements:** Coming Soon - Allowing Showings, Supra Lock Box, Go Direct, ShowingTime


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