

13646 115TH AVENUE DUNNELLON FL 34432

<https://candiscarmichael.com>



Virtually Staged. Beautiful golf course community living awaits in the sought-after gated community of Spruce Creek Preserve! This move-in-ready 2BR/2BA villa offers an open floor plan, granite countertops, stainless steel appliances, updated flooring, walk-in closet, screened rear lanai, and 1-car garage with a new garage door. Enjoy a resort-style lifestyle with golf, an on-site restaurant, [...]

- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 1465 sq ft



Courtesy of

Listing Office: MARK SPAIN REAL ESTATE

Status: Active

Office ID: MFR261019292

MLS ID: MFRTB8528825



Call us now

Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Basics

Bathrooms Full: 2

Category: Villa

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 1465 sq ft

Year built: 2006

SubdivisionName: SPRUCE CREEK PRESERVE

GarageSpaces: 1

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 1895 sq ft

View: Golf Course

ListOfficeName: MARK SPAIN REAL ESTATE

ListAOR: mfrmls

Location Details

Township: 17

Elementary School: Ross Prairie Elementary

High School: Dunnellon High School

Road Surface Type: Paved

Middle Or Junior School: Horizon Academy/Mar Oaks

Property Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Interior Features: Ceiling Fans(s), Open Floorplan, Solid Surface Counters, Walk-In Closet(s)

Flooring: Carpet, Tile

Patio And Porch Features: Covered, Rear Porch

Garage YN: Yes

Garage Spaces: 1

Exterior Features: Rain Gutters, Sidewalk

Security Features: Gated Community, Smoke Detector(s)

Utilities: Cable Available, Electricity Connected, Public, Sewer Connected, Water Connected

View: Golf Course

Sewer: Public Sewer

Heating: Electric, Heat Pump

Lot Features: Landscaped, On Golf Course, Sidewalk, Paved

Appliances: Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer, Water Purifier

Laundry Features: In Garage

Parking Features: Driveway, Garage Door Opener, Ground Level

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Window Features: Blinds

Vegetation: Mature Landscaping, Trees/Landscaped

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: SPRUCE CREEK PRESERVE **Parcel Number:** 4076-000-602

Levels: One

Direction Faces: Southwest

Construction Materials: Stucco, Frame

Property Condition: Completed

Property Attached YN: Yes

Foundation Details: Slab

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

Association Information



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Association YN: Yes

Association Fee Frequency: Monthly

Association Fee: 531

Association Amenities:

Clubhouse, Fitness Center, Gated,
Recreation Facilities, Security

Community Features: Buyer Approval Required,
Clubhouse, Fitness Center, Gated Community - Guard,
Golf, Park, Pool, Restaurant, Sidewalks, Street Lights

Fees&Taxes

Tax Year: 2025

Tax Annual Amount:

\$1,645

Tax Legal Description: SEC 09 TWP 17 RGE 20 PLAT BOOK 009
PAGE 134 TOWN HOMES AT SPRUCE CREEK PRESERVE LOT 2

Tax Lot: 602

Rooms



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Room type	Level
Primary Bedroom	First
Bathroom 1	First
Bedroom 2	First
Bathroom 2	First
Balcony/Porch/Lanai	First
Dining Room	First
Kitchen	First
Living Room	First
Foyer	First

Amenities & Features



Call us now
Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Gated Community, Smoke Detector(s)

WindowFeatures: Blinds

Utilities: Cable Available, Electricity Connected, Public, Sewer Connected, Water Connected

Amenities: Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer, Water Purifier

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Buyer Approval Required, Clubhouse, Fitness Center, Gated Community - Guard, Golf, Park, Pool, Restaurant, Sidewalks, Street Lights

ExteriorFeatures: Rain Gutters, Sidewalk

Features: Ceiling Fans(s), Open Floorplan, Solid Surface Counters, Walk-In Closet(s)

Building Details

NewConstructionYN: No

Exterior material: Frame, Stucco

Parking: Driveway, Garage Door Opener, Ground Level

Heating: Electric, Heat Pump

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Showing Requirements: Lockbox

Occupant Type: Vacant



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE