

# 15276 44TH TERRACE OCALA FL 34473

<https://candiscarmichael.com>



Welcome to this like-new 2023 home located in the highly desirable Marion Oaks community of Ocala. Situated on a generous .33-acre lot, this well-maintained property offers modern comfort, thoughtful design, and plenty of space to enjoy Florida living. Inside, you'll find granite countertops, an indoor laundry room, and a bright, open layout that feels both [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1340 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFROM716901



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/OM716901>

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1340 sq ft

**Year built:** 2023

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 10890 sq ft

**SubdivisionName:** MARION OAKS UN 01

**GarageSpaces:** 2

## Location Details

**Township:** 17S

**Road Surface Type:** Asphalt

**Elementary School:** Sunrise Elementary School-M

**Middle Or Junior School:** Liberty Middle School

**High School:** Dunnellon High School

## Property Features



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**Interior Features:** Open Floorplan, Solid Surface Counters

**Flooring:** Luxury Vinyl

**Garage YN:** Yes

**Garage Spaces:** 2

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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

**Laundry Features:** Inside

**Attached Garage YN:** Yes

**Exterior Features:** None

**Utilities:** BB/HS Internet Available, Electricity Connected

**Sewer:** Septic Tank

**Heating:** Central, Electric, Heat Pump

## Property Details

**Subdivision Name:** MARION OAKS UN 01

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 8001-0119-13

**Direction Faces:** South

**Construction Materials:** Block

## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:**  
\$3,510

**Tax Legal Description:** SEC 22 TWP 17 RGE 21 PLAT BOOK O  
PAGE 001 MARION OAKS UNIT 1 BLK 119 LOT 13

**Tax Lot:** 13

## Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	18x15	First	15	18
Primary Bedroom	14x16	First	16	14
Kitchen	10x12	First	12	10

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**ExteriorFeatures:** None

**Features:** Open Floorplan, Solid Surface Counters

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**Utilities:** BB/HS Internet Available, Electricity Connected

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

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Heating:** Central, Electric, Heat Pump

**Roof:** Shingle

## Miscellaneous

**Ownership:** Fee Simple    **Occupant Type:** Owner

**Other Equipment:** None    **Showing Requirements:** Supra Lock Box, 24 Hour Notice



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