

# 1601 28TH AVENUE GAINESVILLE FL 32609

<https://candiscarmichael.com>



One or more photo(s) has been virtually staged. This 4-bedroom, 2-bath home is where classic charm meets thoughtful modern updates. An enclosed front porch offers a versatile space, perfect as a cozy reading nook, casual sitting area, or welcoming first impression before entering the main house. Every corner has been refreshed, so all you have [...]

- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1893 sq ft



## Courtesy of

**Listing Office:** REAL BROKER, LLC

**Status:** Active

**Office ID:** MFR805521714

**MLS ID:** MFRGC534355



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/GC534355>

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1893 sq ft

**Year built:** 1964

**SubdivisionName:** CAROL ESTATES NORTH

**ListAOR:** mfrmls

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 8712 sq ft

**View:** Trees/Woods

**ListOfficeName:** REAL BROKER, LLC

## Location Details

**Township:** 09

**Road Responsibility:** Public Maintained Road

**Middle Or Junior School:** Howard W. Bishop  
Middle School-AL

**Road Surface Type:** Paved

**Elementary School:** Marjorie Kinnan  
Rawlings Elementary School-AL

**High School:** Eastside High School-AL

## Property Features



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**Interior Features:** Ceiling Fans(s), Living Room/Dining Room Combo, Primary Bedroom Main Floor, Solid Surface Counters, Thermostat

**Flooring:** Carpet, Laminate, Terrazzo, Tile

**Patio And Porch Features:** Covered, Enclosed, Front Porch, Side Porch

**Fireplace Features:** Family Room, Wood Burning

**Pets Allowed:** Yes

**Fencing:** Chain Link, Wood

**Utilities:** Cable Available, Electricity Connected, Fire Hydrant, Natural Gas Connected, Phone Available, Public, Sewer Connected, Water Connected

**View:** Trees/Woods

**Sewer:** Public Sewer

**Heating:** Natural Gas

**Lot Features:** City Limits, Landscaped, Near Public Transit, Sidewalk, Paved

**Appliances:** Exhaust Fan, Gas Water Heater, Ice Maker, Range, Range Hood, Refrigerator

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

**Fireplace YN:** Yes

**Parking Features:** Curb Parking, Driveway, Guest, Off Street, On Street

**Exterior Features:** Awning(s), Lighting, Sidewalk

**Roof:** Metal

**Vegetation:** Mature Landscaping, Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

## Property Details

**Subdivision Name:** CAROL ESTATES NORTH

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 08197-004-045

**Direction Faces:** North

**Construction Materials:** Block, Brick

## Association Information

**Community Features:** Street Lights

## Fees&Taxes



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**Tax Year:** 2024

**Tax Annual Amount:** \$5,128

**Tax Legal Description:** CAROL ESTATES NORTH PB F-76 LOT  
145 OR 796/242

**Tax Lot:** 145

## Rooms

Room type	Level
Kitchen	First
Living Room	First
Primary Bedroom	First

## Amenities & Features

**Waterfront available:** No

**GarageYN:** No

**AttachedGarageYN:** No

**FireplaceYN:** Yes

**PoolPrivateYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Street Lights

**ExteriorFeatures:** Awning(s), Lighting, Sidewalk

**Utilities:** Cable Available, Electricity Connected, Fire Hydrant, Natural Gas Connected, Phone Available, Public, Sewer Connected, Water Connected

**Features:** Ceiling Fans(s), Family Room, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Solid Surface Counters, Thermostat, Wood Burning

**Amenities:** Exhaust Fan, Gas Water Heater, Ice Maker, Range, Range Hood, Refrigerator

## Building Details



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**NewConstructionYN:** No

**Heating:** Natural Gas

**Exterior material:** Block, Brick

**Roof:** Metal

**Parking:** Curb Parking, Driveway, Guest, Off-street, On-street

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Vacant

**Showing Requirements:** Call Listing Agent, Combination Lock Box,  
See Remarks



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