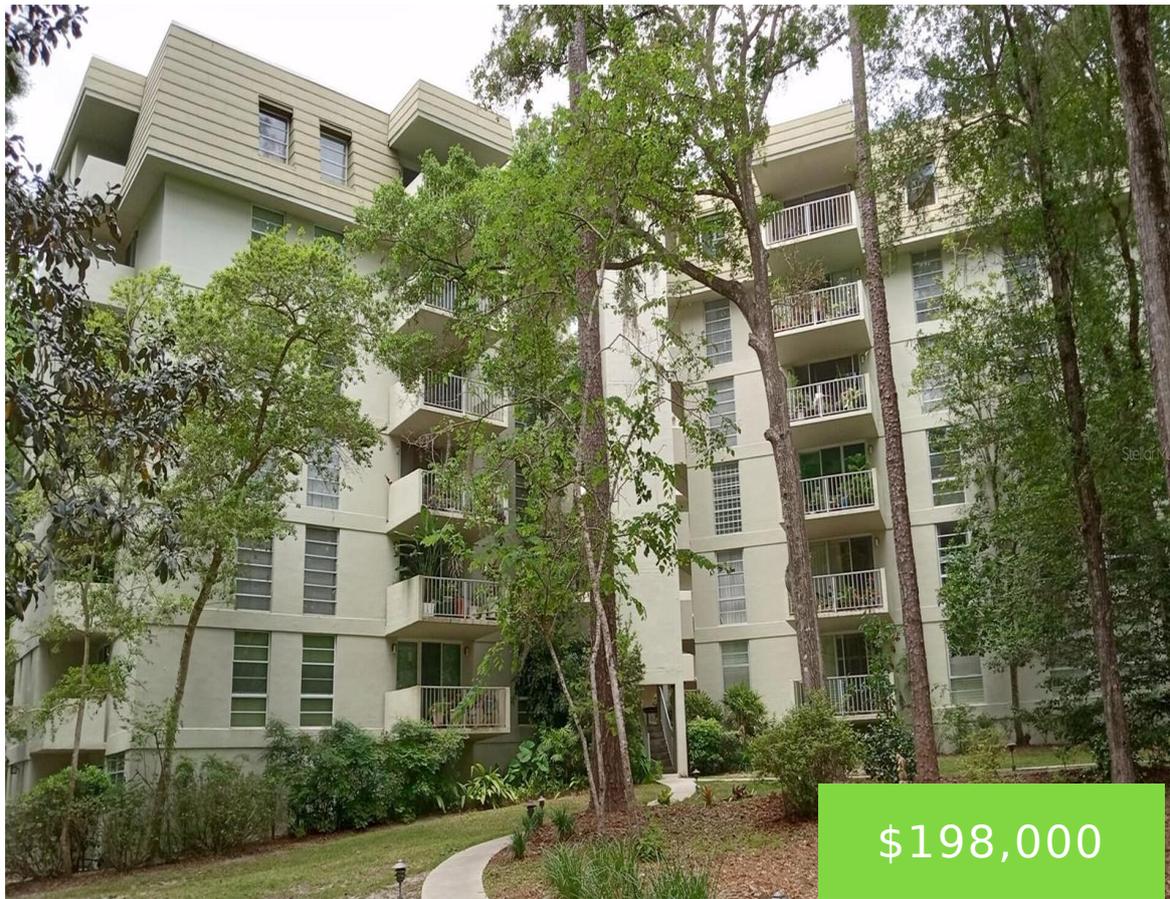


# 1719 23RD AVENUE GAINESVILLE FL 32605

<https://candiscarmichael.com>



\$198,000

Towering above a spring-fed creek, this renovated 4th-floor Gaineswood condo features views of the forest canopy, south-eastern exposures, and floor-to-ceiling windows in every room. Renovations include slate-inspired porcelain tile, sparkling quartz countertops, and hardwood cabinets and vanities. Gaineswood is a gated community on 7 wooded acres bordered by Hogtown Creek and Ring Park. Gaineswood amenities [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 1283 sq ft



## Courtesy of

**Listing Office:** BEYCOME OF FLORIDA LLC

**Status:** Active

**Office ID:** MFR279508652

**MLS ID:** MFRO6381777



### Call us now

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

---

## Basics

**Unit Number:** 4A

**Bathrooms Half:** 1

**Category:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 1 half bath

**Area, sq ft:** 1283 sq ft

**Year built:** 1972

**SubdivisionName:** GAINESWOOD

**ListAOR:** mfrmls

**Bathrooms Full:** 1

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 6 floors

**Lot size, sq ft:** 0 sq ft

**UnitNumber:** 4A

**ListOfficeName:** BEYCOME OF FLORIDA LLC

---

## Location Details

**Township:** 09

**Road Surface Type:** Paved

---

## Property Features

**Interior Features:** Ceiling Fans(s), Solid Wood Cabinets, Stone Counters, Walk-In Closet(s)

**Flooring:** Tile

**Waterfront YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK

**Roof:** Membrane

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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

**Laundry Features:** In Kitchen

**Waterfront Features:** Creek

**Exterior Features:** Outdoor Grill, Private Mailbox, Sauna, Sidewalk, Tennis Court(s)

**Utilities:** BB/HS Internet Available, Cable Available, Cable Connected, Electricity Available, Electricity Connected, Fiber Optics, Fire Hydrant, Phone Available, Sewer Available, Sewer Connected, Water Available, Water Connected

**Sewer:** Public Sewer

**Heating:** Electric, Heat Pump



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

---

## Property Details

**Subdivision Name:** GAINESWOOD

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional

**Parcel Number:** 09013-011-041

**Direction Faces:** Southeast

**Construction Materials:** Concrete

**Property Condition:** Completed

---

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Community Features:** Buyer Approval  
Required, Clubhouse, Fitness Center, Gated  
Community - No Guard, Pool, Tennis Court(s)

**Association Fee:** 384

**Association Fee Includes:** Pool, Insurance,  
Maintenance Structure, Maintenance Grounds,  
Management, Pest Control, Recreational  
Facilities, Sewer, Trash, Water

---

## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:**  
\$1,877

**Tax Legal Description:** GAINESWOOD CONDOMINIUM OR 735/1  
BLDG 2 UNIT 4A OR 4639/1908

**Tax Lot:** 1

---

## Rooms



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

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

## Amenities & Features



### Call us now

Phone: 727-888-3292

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



**Waterfront available:** Yes

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**CommunityFeatures:** Buyer Approval Required, Clubhouse, Fitness Center, Gated Community - No Guard, Pool, Tennis Court(s)

**Utilities:** BB/HS Internet Available, Cable Available, Cable Connected, Electricity Available, Electricity Connected, Fiber Optics, Fire Hydrant, Phone Available, Sewer Available, Sewer Connected, Water Available, Water Connected

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

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Outdoor Grill, Private Mailbox, Sauna, Sidewalk, Tennis Court(s)

**Features:** Ceiling Fans(s), Solid Wood Cabinets, Stone Counters, Walk-In Closet(s)

---

## Building Details

**NewConstructionYN:** No

**Exterior material:** Concrete

**Heating:** Electric, Heat Pump

**Roof:** Membrane

---

## Miscellaneous

**Ownership:** Condominium

**Showing Requirements:** Call Owner, See Remarks

**Occupant Type:** Owner



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE