

1795 44TH COURT ROAD OCALA FL 34482

<https://candiscarmichael.com>



Welcome to an immaculate, well-maintained, and truly move-in-ready home—this 2023 Brio model by Lennar in Heath Preserve checks every box and then some. Perfectly positioned with no neighbors directly behind, this two-story residence blends modern design, thoughtful upgrades, and everyday comfort into one standout opportunity. From the moment you arrive, curb appeal sets the tone. [...]

- 5 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2445 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRO6378233



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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/O6378233>

Basics

Bathrooms Full: 2

Date added: Added 12 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 2 floors

Lot size, sq ft: 7841 sq ft

SubdivisionName: HEATH PRESERVE

GarageSpaces: 2

Bathrooms Half: 1

Category: Single Family Residence

Bedrooms: 5 beds

Half baths: 1 half bath

Area, sq ft: 2445 sq ft

Year built: 2023

ListOfficeName: LPT REALTY, LLC

ListAOR: mfrmls

Location Details

Township: 15S

Elementary School: College Park Elementary School

High School: West Port High School

Road Surface Type: Asphalt

Middle Or Junior School: Howard Middle School

Property Features



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Interior Features: Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Upstairs, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

Flooring: Carpet, Tile

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Playground, Private Yard, Rain Gutters

Utilities: BB/HS Internet Available

Sewer: Public Sewer

Heating: Central

Appliances: Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer

Laundry Features: Upper Level

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK

Roof: Shingle

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: HEATH PRESERVE

Levels: Two

Foundation Details: Slab

Parcel Number: 2167-001-065

Direction Faces: Northwest

Construction Materials: Block, Concrete, Stucco

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Fee: 58

Fees&Taxes

Tax Year: 2025

Tax Annual Amount:
\$4,804

Tax Legal Description: SEC 10 TWP 15 RGE 21 PLAT BOOK 015
PAGE 135 HEATH PRESERVE PHASE 1 & 2 LOT 65

Tax Lot: 173



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Rooms

Room type	Level
Primary Bedroom	Second
Bedroom 2	Second
Bedroom 3	Second
Bathroom 4	Second
Bathroom 5	Second
Kitchen	First
Living Room	First

Amenities & Features

Waterfront available: No
AttachedGarageYN: Yes
PoolPrivateYN: No
ExteriorFeatures: Playground, Private Yard, Rain Gutters
Features: Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

GarageYN: Yes
FireplaceYN: No
Cooling: Central Air
Utilities: BB/HS Internet Available
Amenities: Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer



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Building Details

NewConstructionYN: No

Exterior material: Block, Concrete, Stucco

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment,
Playground, Private Yard

Occupant Type: Vacant

Showing Requirements: Sentri Lock Box,
Appointment Only, Call Listing Agent



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