

2033 HIGHWAY 317 OLD TOWN FL 32680

https://candiscarmichael.com



\$974,013



Welcome to your own private retreat along the Suwannee River! Situated on approximately 5.46 acres with 225 feet of river frontage, this unique Old Town property offers plenty of space to enjoy the best of waterfront and country living. Bring the boat, RV, and even the horse! The property features wood board fencing and an [...]

- 5 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 4160 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRGC543045



Call us now

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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/GC543045>

Basics

Bathrooms Full: 4

Category: Single Family Residence

Bedrooms: 5 beds

Half baths: 0 half baths

Lot size, sq ft: 245883 sq ft

View: Trees/Woods, Water

ListOfficeName: LPT REALTY, LLC

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 4 baths

Area, sq ft: 4160 sq ft

Year built: 1983

SubdivisionName: N/A

ListAOR: mfrmls

Location Details

Township: 10

Elementary School: Old Town Elementary School-DX

High School: Dixie County High School-DX

Road Surface Type: Asphalt, Paved

Middle Or Junior School: Ruth Rains Middle School-DX

Property Features



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Interior Features: Built-in Features, Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Solid Wood Cabinets, Stone Counters, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s)

Flooring: Ceramic Tile, Luxury Vinyl

Patio And Porch Features: Covered, Deck, Front Porch, Patio, Porch, Screened

Pool Features: In Ground

Waterfront Features: River Front

Fireplace Features: Electric, Living Room, Wood Burning

Fencing: Fenced

Architectural Style: Custom, Florida

Vegetation: Fruit Trees, Mature Landscaping, Oak Trees, Trees/Landscaped

Water Source: Well

Cooling: Central Air

Furnished: Unfurnished

Appliances: Built-In Oven, Cooktop, Dishwasher, Microwave, Range Hood, Refrigerator, Wine Refrigerator

Laundry Features: Inside, Laundry Room

Pool Private YN: Yes

Waterfront YN: Yes

Fireplace YN: Yes

Exterior Features: Balcony, Lighting, Private Yard, Rain Gutters, RV Hookup, Storage

Roof: Metal

Utilities: Electricity Connected, Sewer Connected, Water Connected

View: Trees/Woods, Water

Sewer: Septic Tank

Heating: Central, Electric

Lot Features: Landscaped

Property Details

Subdivision Name: N/A

Levels: Two

Foundation Details: Stilt/On Piling

Listing Terms: Cash, Conventional, VA Loan

Parcel Number: 31-10-14-7048-000-00020

Direction Faces: Northwest

Construction Materials: Frame, Wood Siding

Fees&Taxes



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Tax Year: 2025

Tax Annual Amount: \$9,882

Tax Legal Description: 5.46 ACRES 31 10 14 N1/2 OF S1/2 OF S1/2 OF S1/2 OF GOV LOT 8 LYING E OF SR 317 AKA TRACT 2 OF RD HOGUE UNREC PLAT P 88 ALSO S1/2 OF N1/2 OF OF S1/2 OF S1/2 IN GOV LOT 8 ALSO DESC AS TRACT 3 IN RD HOGUE PLAT ALSO S1/2 OF N1/2 OF N1/2 OF S1/2 OF S1/2 OF GOV LOT 8 AKA LOT 4 R D HOGUE PLAT ORB 83 P 340 OR BK 109 P 632 ORB 149 P 759 OR BK 193 P 787 OR BK 231 P 133 & 88 ORB 276 P 12 ORB 342 P 456 COMBINED 4/2002 PER OWNER

Tax Lot: 8

Rooms

Room type	Level
Living Room	Second
Kitchen	Second
Primary Bedroom	Second

Amenities & Features



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Waterfront available: Yes

AttachedGarageYN: No

PoolPrivateYN: Yes

ExteriorFeatures: Balcony, Lighting, Private Yard, Rain Gutters, RV Hookup, Storage

Utilities: Electricity Connected, Sewer Connected, Water Connected

Amenities: Built-In Oven, Cooktop, Dishwasher, Microwave, Range Hood, Refrigerator, Wine Refrigerator

GarageYN: No

FireplaceYN: Yes

Cooling: Central Air

PoolFeatures: In Ground

Features: Built-in Features, Ceiling Fans(s), Eat-in Kitchen, Electric, High Ceilings, Living Room, Living Room/Dining Room Combo, Solid Wood Cabinets, Stone Counters, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Wood Burning

Building Details

ArchitecturalStyle: Custom, Florida

Heating: Central, Electric

Roof: Metal

NewConstructionYN: No

Exterior material: Frame, Wood Siding

Miscellaneous

Ownership: Fee Simple

Other Equipment: Private Yard, RV Hookup

Showing Requirements: 24 Hour Notice, Appointment Only, Combination Lock Box, Lock Box Coded, ShowingTime

Occupant Type: Owner

Other Structures: Finished RV Port, Storage, Workshop



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