

# 2238 16TH AVENUE GAINESVILLE FL 32605

<https://candiscarmichael.com>



Welcome home to this single-family residence offering solid fundamentals and exciting potential. This home presents a great opportunity for buyers looking to personalize a space with cosmetic updates while benefiting from several major improvements already completed. Recent updates include a new roof (2025), new sewer piping (2025), and new bath fixtures in 1/2 bathroom (2025) [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2137 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRFC314728



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

**Virtual Tour:** <https://my.matterport.com/show/?m=dLFgbTmMtNC>

## Basics

**Bathrooms Full:** 2

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Lot size, sq ft:** 23087 sq ft

**SubdivisionName:** N/A

**GarageSpaces:** 2

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area, sq ft:** 2137 sq ft

**Year built:** 1959

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

## Location Details

**Township:** 09

**Road Surface Type:** Paved

## Property Features



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**Interior Features:** Living Room/Dining Room Combo, Primary Bedroom Upstairs, Split Bedroom, Thermostat

**Flooring:** Carpet, Wood

**Fireplace YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 2

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Negotiable

**Appliances:** Dishwasher, Microwave, Refrigerator

**Laundry Features:** Washer Hookup

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

**Attached Garage YN:** Yes

**Exterior Features:** Private Yard, Rain Gutters

**Utilities:** Cable Available, Electricity Connected, Public, Sewer Connected, Water Connected

**Sewer:** Public Sewer

**Heating:** Central

## Property Details

**Subdivision Name:** N/A

**Levels:** Three Or More

**Foundation Details:** Crawlspace, Slab

**Parcel Number:** 09019-001-000

**Direction Faces:** South

**Construction Materials:** Block, Wood Siding

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

## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:**  
\$3,131

**Tax Legal Description:** S 165.66 FT OF N 2597.28 FT OF E 140 FT OF W 586.67 FT OR 1833/636 **Tax Lot:** NA

## Rooms



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Room type	Level
Living Room	First
Primary Bedroom	Second
Primary Bathroom	Second
Kitchen	First

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**ExteriorFeatures:** Private Yard, Rain Gutters

**Features:** Living Room, Living Room/Dining Room Combo, PrimaryBedroom Upstairs, Split Bedroom, Thermostat, Wood Burning

**GarageYN:** Yes

**FireplaceYN:** Yes

**Cooling:** Central Air

**Utilities:** Cable Available, Electricity Connected, Public, Sewer Connected, Water Connected

**Amenities:** Dishwasher, Microwave, Refrigerator

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Wood Siding

**Heating:** Central

**Roof:** Shingle

## Miscellaneous



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**Ownership:** Fee Simple

**Occupant Type:** Owner

**Other Equipment:** Private Yard

**Showing Requirements:** Combination Lock Box,  
ShowingTime



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