

226 44TH STREET OCALA FL 34475

https://candiscarmichael.com



PRICE REDUCED by \$10,000! Motivated seller-ready to consider offers!
Welcome to St. James Park, where modern comfort, style, and convenience come together in one of Ocala’s most desirable gated communities. Built in 2022, this beautifully maintained residence combines contemporary design with the ease of move-in-ready living. Featuring a spacious open-concept layout and a desirable split-bedroom [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2117 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRO6412701



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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/O6412701>

Basics

Bathrooms Full: 3

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 0 half baths

Area, sq ft: 2117 sq ft

Year built: 2022

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 1 floor

Lot size, sq ft: 10890 sq ft

SubdivisionName: ST JAMES PARK

GarageSpaces: 2

Location Details

Township: 14S

Road Surface Type: Asphalt

Property Features



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Interior Features: Eat-in Kitchen, Primary Bedroom Main Floor, Walk-In Closet(s)

Flooring: Carpet, Ceramic Tile

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Other

Security Features: Gated Community

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Built-In Oven, Cooktop, Dishwasher, Disposal, Electric Water Heater, Ice Maker, Microwave, Range, Range Hood

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

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Utilities: Cable Connected, Electricity Connected

Sewer: Public Sewer

Heating: Central, Electric

Property Details

Subdivision Name: ST JAMES PARK

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 15270-008-03

Direction Faces: East

Construction Materials: Block, Concrete

Property Condition: Completed

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Community Features: Street Lights

Association Fee: 97

Association Fee Includes: Trash

Fees&Taxes

Tax Year: 2025

Tax Annual Amount:
\$4,194

Tax Legal Description: SEC 31 TWP 14 RGE 22 PLAT BOOK 010
PG 159 ST JAMES PARK BLK H LOT 3

Tax Lot: 3



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Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	14x12	First	12	14
Kitchen	10x16	First	16	10
Living Room	16x12	First	12	16

Amenities & Features

- Waterfront available:** No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Gated Community

ExteriorFeatures: Other

Features: Eat-in Kitchen, Primary Bedroom Main Floor, Walk-In Closet(s)
- GarageYN:** Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Street Lights

Utilities: Cable Connected, Electricity Connected

Amenities: Built-In Oven, Cooktop, Dishwasher, Disposal, Electric Water Heater, Ice Maker, Microwave, Range, Range Hood

Building Details

- NewConstructionYN:** No

Exterior material: Block, Concrete
- Heating:** Central, Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type:
Owner

Showing Requirements: 24 Hour Notice, Appointment Only, Call Listing Agent 2, Call Listing Agent, Combination Lock Box



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