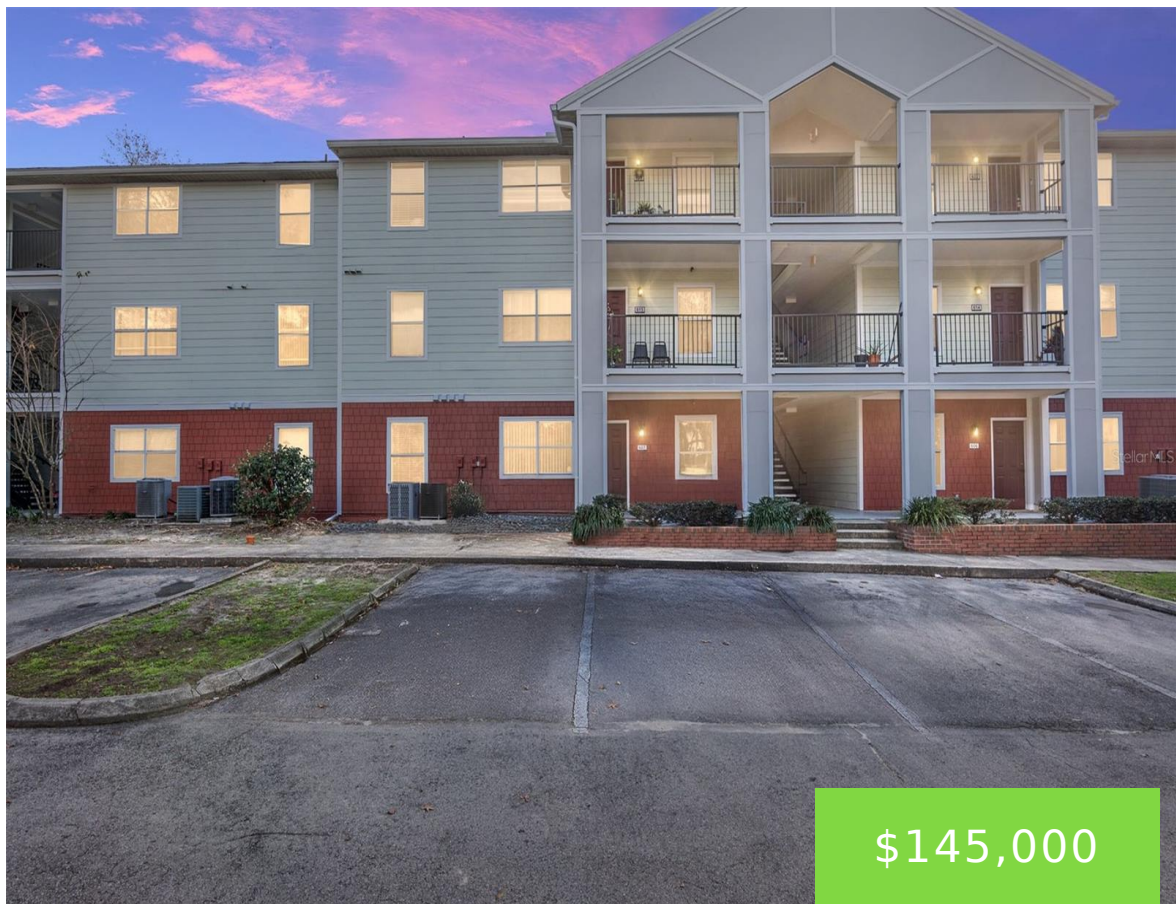
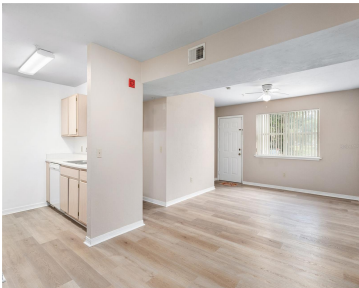
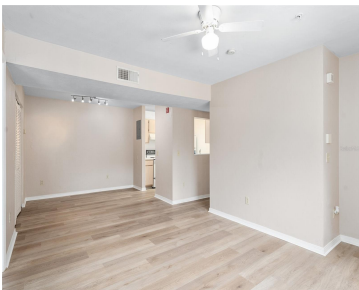
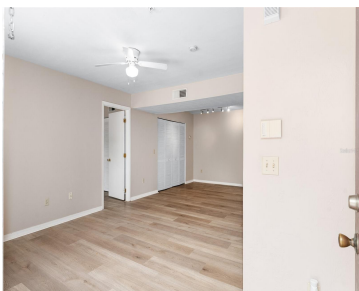


2360 ARCHER ROAD GAINESVILLE FL 32608

https://candiscarmichael.com



\$145,000



Prime Location! Rare Opportunity! All NEW LVP throughout! Don't miss this chance to own a fantastic first-floor 2-bedroom, 2-bathroom condo with a newly remodeled exterior in Campus Edge, offering a serene pond view and unbeatable convenience. Located near campus, this condo puts everything within easy reach. Community amenities include a pool, and study room. The [...]

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



Courtesy of

Listing Office: REAL BROKER, LLC

Status: Active

Office ID: MFR805521714

MLS ID: MFRGC540199



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Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://youtu.be/YAnmIZNADiE?si=POc7pDSqmYNj2aeS>

Basics

Unit Number: 607

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Year built: 1996

View: City

ListOfficeName: REAL BROKER, LLC

Bathrooms Full: 2

Category: Condominium

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 888 sq ft

UnitNumber: 607

SubdivisionName: CAMPUS EDGE CONDO

ListAOR: mfrmls

Location Details

Township: 10

Elementary School: Idylwild Elementary School-AL

High School: Gainesville High School-AL

Road Surface Type: Asphalt

Middle Or Junior School: Kanapaha Middle School-AL

Property Features



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Interior Features: Ceiling Fans(s)

Flooring: Carpet, Vinyl

Parking Features: Off Street

Exterior Features: Lighting, Sidewalk

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Sewer Connected, Water Connected

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Dishwasher, Dryer, Range, Refrigerator, Washer

Laundry Features: Laundry Closet

Pets Allowed: Cats OK, Dogs OK, Yes

Roof: Shingle

View: City

Sewer: Public Sewer

Heating: Central

Property Details

Subdivision Name: CAMPUS EDGE CONDO

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional

Parcel Number: 06765-060-607

Direction Faces: North

Construction Materials: HardiPlank Type

Property Condition: Completed

Association Information

Association YN: Yes

Association Fee Includes: Insurance, Maintenance Structure, Maintenance Grounds, Other, Pest Control, Pool, Recreational Facilities, Trash

Association Fee Frequency: Monthly

Community Features: Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Pool, Sidewalks

Fees&Taxes

Tax Year: 2024

Tax Annual Amount:
\$2,599

Tax Legal Description: CAMPUS EDGE CONDO BK 6 PG 23 BLDG 6
UNIT 607 COMMON AREA PERCENTAGE OWNED OR 3431/0043

Tax Lot: 6



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Rooms

Room type	Dimensions	Level	Length	Width
Living Room	11.6x11.1	First	11.1	11.6
Dining Room	8.7x10.4	First	10.4	8.7
Kitchen	6.1x8	First	8	6.1
Primary Bedroom	10.7x12.8	First	12.8	10.7
Bedroom 2	11.4x9.11	First	9.11	11.4

Amenities & Features

Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: No

CommunityFeatures: Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Pool, Sidewalks

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Sewer Connected, Water Connected

Amenities: Dishwasher, Dryer, Range, Refrigerator, Washer

GarageYN: No

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Lighting, Sidewalk

Features: Ceiling Fans(s)

Building Details

NewConstructionYN: No

Exterior material: HardiPlank Type

Parking: Off-street

Heating: Central

Roof: Shingle



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Miscellaneous

Ownership: Condominium

Occupant Type: Vacant

Showing Requirements: Lock Box Coded, ShowingTime



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