

312 MARION STREET CHATTAHOOCHEE FL 32324

https://candiscarmichael.com



Welcome to 312 W Marion Street, a charming brick home offering spacious living and timeless character in the heart of Chattahoochee. This inviting residence features beautiful hardwood flooring, a comfortable and functional floor plan, and two oversized gas fireplaces that create warm and welcoming gathering spaces. The kitchen provides plenty of room for everyday living [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2634 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRO6436006



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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/O6436006>

Basics

Bathrooms Full: 2

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 1 floor

Lot size, sq ft: 33537 sq ft

SubdivisionName: EDWARDS ADD

ListAOR: mfrmls

Bathrooms Half: 1

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 1 half bath

Area, sq ft: 2634 sq ft

Year built: 1974

ListOfficeName: LPT REALTY, LLC

Location Details

Township: 04N

Road Surface Type: Paved

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, Primary Bedroom Main Floor

Flooring: Wood

Patio And Porch Features: Porch

Pool Features: Deck, In Ground

Fireplace Features: Family Room, Gas, Wood Burning

Carport Spaces: 2

Exterior Features: None

Architectural Style: Ranch

Vegetation: Trees/Landscaped

Sewer: Public Sewer

Heating: Central, Electric

Lot Features: Corner Lot

Appliances: Cooktop, Dishwasher, Disposal, Dryer, Range, Refrigerator, Washer

Laundry Features: Inside, Washer Hookup

Pool Private YN: Yes

Fireplace YN: Yes

Carport YN: Yes

Pets Allowed: Yes

Roof: Shingle

Utilities: Electricity Available, Electricity Connected, Water Available, Water Connected

Water Source: Public

Cooling: Central Air

Furnished: Negotiable

Property Details

Subdivision Name: EDWARDS ADD

Levels: One

Foundation Details: Crawlspace

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

Parcel Number: 1-33-4N-6W-0050-00000-0300

Direction Faces: South

Construction Materials: Brick

Property Condition: Completed

Fees&Taxes



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Tax Legal Description: OR 890 P 1598; OR 697 P 527 OR 504 P 1828 OR 50, P. 530 LOT 30, EDWARDS ADDITION. LESS AND EXCEPT: COMMENCE AT A IRON BAR, FOUND, MARKING THE SWC OF LOT 30, OF EDWARDS ADDITION, AND RUN THENCE N00*02'20"E 108.03 FT TO A IRON PIPE, FOUND, ON THE E/LY R/W BNDRY OF BOLIVAR ST; THENCE RUN N00*07'56"E 99.95 FT TO IRON BAR MARKING THE POB FROM POB AND LEAVING SAID E/LY R/W B

Tax Lot: 30

Rooms

Room type	Level
Living Room	First
Kitchen	First
Primary Bedroom	First
Primary Bathroom	First
Bedroom 2	First
Bedroom 3	First
Bathroom 2	First
Bathroom 3	First

Amenities & Features

Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: Yes

ExteriorFeatures: None

Utilities: Electricity Available, Electricity Connected, Water Available, Water Connected

Amenities: Cooktop, Dishwasher, Disposal, Dryer, Range, Refrigerator, Washer

GarageYN: No

FireplaceYN: Yes

Cooling: Central Air

PoolFeatures: Deck, In Ground

Features: Ceiling Fans(s), Eat-in Kitchen, Family Room, Gas, Primary Bedroom Main Floor, Wood Burning

Building Details

ArchitecturalStyle: Ranch

Heating: Central, Electric

Roof: Shingle

NewConstructionYN: No

Exterior material: Brick

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Showing Requirements: Appointment Only, Call Before Showing, Call Listing Agent, Combination Lock Box, Lock Box Coded

Home Warranty YN: Yes

Other Equipment: None



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