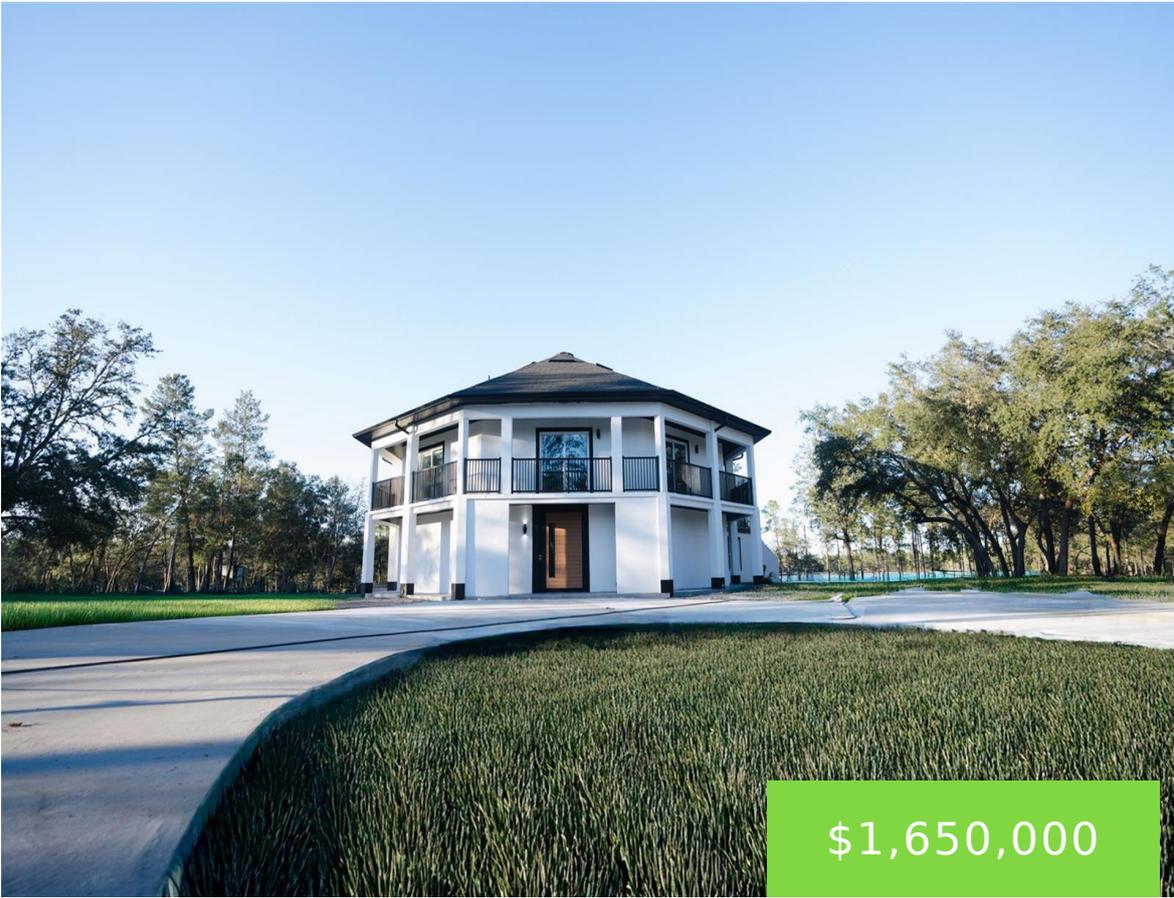


# 32325 STATE ROAD 44 EUSTIS FL 32736

<https://candiscarmichael.com>



\$1,650,000

A rare and strategic opportunity in Eustis. This property features a fully remodeled 5-bedroom residence with 2 full bathrooms and 2 half bathrooms, finished with high-end upgrades and modern design, offering immediate value and functionality. The home serves as the operational heart of the estate, while the true strength of the property lies in the [...]

- 5 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 3600 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRS5144040



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Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/S5144040>

---

## Basics

**Bathrooms Full:** 2

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 4 baths

**Area, sq ft:** 3600 sq ft

**Year built:** 2003

**SubdivisionName:** 0002

**ListAOR:** mfrmls

**Bathrooms Half:** 2

**Category:** Single Family Residence

**Bedrooms:** 5 beds

**Half baths:** 2 half baths

**Lot size, sq ft:** 1743602 sq ft

**View:** Trees/Woods, Water

**ListOfficeName:** LPT REALTY, LLC

---

## Location Details

**Township:** 18

**Road Surface Type:** Asphalt, Concrete, Paved

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## Property Features



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**Interior Features:** High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Stone Counters

**Flooring:** Tile, Vinyl

**Exterior Features:** Balcony

**Window Features:** Blinds

**View:** Trees/Woods, Water

**Sewer:** Septic Tank

**Heating:** Electric

**Appliances:** Convection Oven, Cooktop, Dishwasher, Electric Water Heater, Freezer, Microwave, Wine Refrigerator

**Laundry Features:** Laundry Closet

**Roof:** Shingle

**Utilities:** Cable Connected, Electricity Connected

**Water Source:** Well

**Cooling:** Central Air

**Furnished:** Negotiable

---

## Property Details

**Subdivision Name:** 0002

**Levels:** Two

**Foundation Details:** Block, Slab

**Parcel Number:** 04-18-29-0002-000-04700

**Direction Faces:** South

**Construction Materials:** Block, Stucco

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:**  
\$14,793

**Tax Legal Description:** BEG AT SW COR OF NW 1/4 RUN S 88DEG 45MIN 52SEC E 1396.99 FT TO NW'LY R/W LINE OF SR 44 N 36DEG 08MIN 47SEC E ALONG NW'LY R/W LINE 270.39 FT N 53DEG 51MIN 13SEC W 15 FT N 36DEG 08MIN 47SEC E 200 FT S 53DEG 51MIN 13SEC E 15 FT N 36DEG 08MIN 47SEC E 17 .39 FT N 88DEG 45MIN 52SEC W 500 FT N 01DEG 14MIN 08SEC E 903.80 FT N 88DEG 45MIN 52SEC W 1280.10 FT TO W BOUNDARY LINE OF NW 1/4 S 03DEG 19MIN 22SEC E ALONG SAID W BOUNDARY LINE 1307.94 FT TO POB ORB 5985 PG 1980

**Tax Lot:**  
04700

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## Rooms



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Room type	Level
Bedroom 1	First
Primary Bedroom	Second
Bedroom 2	Second
Bedroom 4	Second
Bathroom 1	First
Bathroom 2	First
Primary Bathroom	Second
Kitchen	First
Living Room	First

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**WindowFeatures:** Blinds

**Utilities:** Cable Connected, Electricity Connected

**Amenities:** Convection Oven, Cooktop, Dishwasher, Electric Water Heater, Freezer, Microwave, Wine Refrigerator

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Balcony

**Features:** High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Stone Counters

---

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Heating:** Electric

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple    **Occupant Type:** Vacant

**Other Structures:** Other    **Showing Requirements:** 24 Hour Notice, Appointment Only, See Remarks, ShowingTime



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