

# 3314 45TH AVENUE GAINESVILLE FL 32605

<https://candiscarmichael.com>



Welcome home to this solid 3 bedroom, 2 bathroom block construction home located in the heart of Gainesville. Sitting on a large lot, this property offers plenty of outdoor space while still being close to everything the city has to offer. Inside you will find multiple living areas including a spacious living room and an [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1311 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRG5109969



### Call us now

Phone: 727-888-3292

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



## Description

### Virtual Tour:

[https://www.zillow.com/view-imx/cff5fbfb-6217-47c4-b3a5-65d839196ab3?setAttribution=mls&wl=true&initialViewType=pano&utm\\_source=dashboard](https://www.zillow.com/view-imx/cff5fbfb-6217-47c4-b3a5-65d839196ab3?setAttribution=mls&wl=true&initialViewType=pano&utm_source=dashboard)

## Basics

**Bathrooms Full:** 1

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1311 sq ft

**Year built:** 1972

**ListOfficeName:** LPT REALTY, LLC

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Lot size, sq ft:** 10019 sq ft

**SubdivisionName:** NORTHWOOD

**ListAOR:** mfrmls

## Location Details

**Township:** 09

**Road Surface Type:** Asphalt

## Property Features

**Interior Features:** Ninguno

**Flooring:** Carpet, Luxury Vinyl

**Carport YN:** Yes

**Exterior Features:** Sliding Doors, Storage

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

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Dishwasher, Dryer, Range, Refrigerator, Washer

**Laundry Features:** Laundry Room

**Carport Spaces:** 2

**Roof:** Shingle

**Water Source:** None

**Cooling:** Central Air

**Furnished:** Unfurnished



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## Property Details

**Subdivision Name:** NORTHWOOD

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 06083-010-071

**Direction Faces:** South

**Construction Materials:** Block, Concrete

## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:**  
\$3,145

**Tax Legal Description:** NORTHWOOD UNIT NO 8 PB H-40 LOT 71 OR 4848/622 & OR 4849/1155 & OR 4893/1639 & OR 4927/61 & OR 4968/0373 & OR 5090/1513 & OR 5202/3218

**Tax Lot:** 71

## Rooms

Room type	Level
Bathroom 1	First
Primary Bedroom	First
Living Room	First
Kitchen	First

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**ExteriorFeatures:** Sliding Doors, Storage

**Features:** Ninguno

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

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

**Amenities:** Dishwasher, Dryer, Range, Refrigerator, Washer

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Concrete

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Owner

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



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