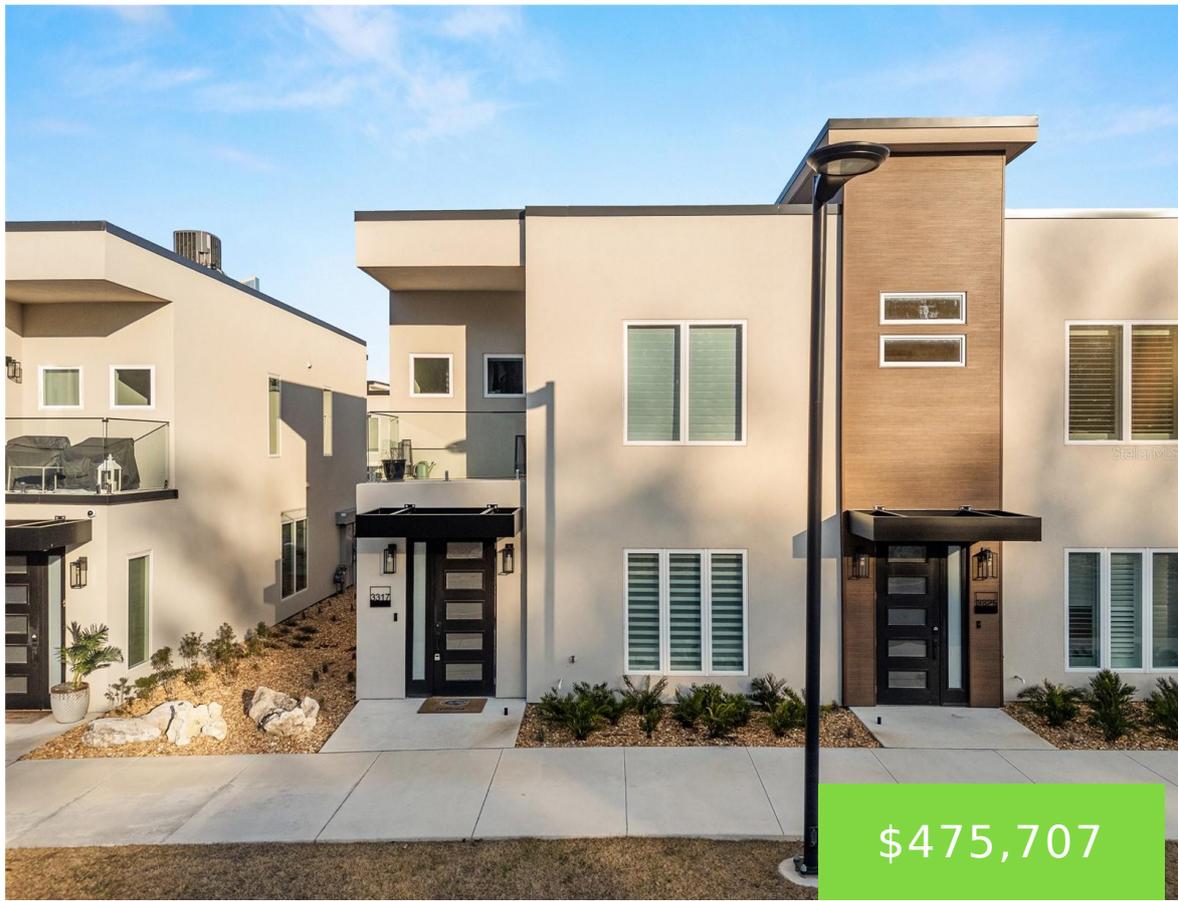


3317 50TH DRIVE GAINESVILLE FL 32608

https://candiscarmichael.com



END UNIT with balcony off of owner's suite! Discover modern living in this bright and airy 2-story townhome featuring 3 bedrooms, 2.5 baths, quartz countertops, European-style cabinetry, luxury plank flooring, stainless steel appliances, and an outdoor garden patio perfect for entertaining. Thoughtfully designed with 12-inch insulated walls, noise-reducing and fire-resistant insulation, energy-efficient windows, sound-dampening sub-floors, [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1856 sq ft



**Courtesy of**

**Listing Office:** REAL BROKER, LLC

**Status:** Active

**Office ID:** MFR805521714

**MLS ID:** MFRGC527993



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 Email: RealtorCandis@gmail.com



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/GC527993>

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## Basics

**Bathrooms Full:** 2

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Lot size, sq ft:** 1464 sq ft

**SubdivisionName:** THE VUE AT CELEBRATION POINTE

**GarageSpaces:** 1

**Bathrooms Half:** 1

**Category:** Townhouse

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area, sq ft:** 1856 sq ft

**Year built:** 2023

**ListOfficeName:** REAL BROKER, LLC

**ListAOR:** mfrmls

---

## Location Details

**Township:** 10

**Road Responsibility:** Private Maintained Road

**Middle Or Junior School:** Kanapaha Middle School-AL

**Road Surface Type:** Paved

**Elementary School:** Idylwild Elementary School-AL

**High School:** Gainesville High School-AL

---

## Property Features



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**Interior Features:** Ceiling Fans(s), Open Floorplan, Solid Surface Counters

**Flooring:** Ceramic Tile, Tile, Vinyl

**Patio And Porch Features:** Rear Porch

**Garage YN:** Yes

**Garage Spaces:** 1

**Exterior Features:** Balcony, Sidewalk

**Utilities:** BB/HS Internet Available, Public

**Sewer:** Public Sewer

**Heating:** Central

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

**Laundry Features:** Inside, Upper Level

**Parking Features:** Curb Parking

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Membrane

**Water Source:** Public

**Cooling:** Central Air

---

## Property Details

**Subdivision Name:** THE VUE AT CELEBRATION POINTE

**Levels:** Two

**Builder Name:** Viking Construction Company of Florida

**Foundation Details:** Slab

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

**Parcel Number:** 06820-010-018

**Direction Faces:** West

**Builder Model:** Plan G

**Construction Materials:** Stucco

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Community Features:** Pool, Sidewalks

**Association Fee:** 310

**Association Fee Includes:** Pool, Maintenance Structure, Maintenance Grounds, Pest Control, Security

---

## Fees&Taxes

**Tax Year:** 2024

**Tax Other Annual Assessment Amount:** 2476

**Tax Lot:** 18

**Tax Annual Amount:** \$13,417

**Tax Legal Description:** THE VUE AT CELEBRATION POINTE PB 34 PG 83 LOT 18 OR 5136/0121



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# Rooms

Room type	Level
Primary Bedroom	Second
Kitchen	First
Great Room	First
Primary Bathroom	Second
Bedroom 2	Second
Bedroom 3	Second
Bathroom 2	First
Bathroom 3	Second

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Pool, Sidewalks

**Utilities:** BB/HS Internet Available, Public

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

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Balcony, Sidewalk

**Features:** Ceiling Fans(s), Open Floorplan, Solid Surface Counters



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## Building Details

**NewConstructionYN:** No

**Exterior material:** Stucco

**Parking:** Curb Parking

**Heating:** Central

**Roof:** Membrane

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Vacant

**Showing Requirements:** Supra Lock Box, Appointment Only,  
Combination Lock Box, See Remarks, ShowingTime



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