

# 35412 CRESCENT DRIVE FRUITLAND PARK FL 34731

<https://candiscarmichael.com>



Large house with open floor plan located on a large canal front lot. House is in need of repairs but has a lot of potential. Roof is only a couple years old. The canal leads to Lake Griffin and onto a chain of lakes.

- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 3008 sq ft



## Courtesy of

**Listing Office:** FUTURE HOME REALTY INC

**Status:** Active

**Office ID:** MFR260011623

**MLS ID:** MFRO6363023



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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/O6363023>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Area, sq ft:** 3008 sq ft

**Year built:** 1974

**SubdivisionName:** CRESCENT COVE

**ListAOR:** mfrmls

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 13776 sq ft

**View:** Water

**ListOfficeName:** FUTURE HOME REALTY INC

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## Location Details

**Township:** 19S

**Road Surface Type:** Asphalt

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## Property Features



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**Interior Features:** L Dining, Open Floorplan, Primary Bedroom Main Floor

**Flooring:** Carpet, Ceramic Tile, Linoleum

**Pool Private YN:** Yes

**Waterfront YN:** Yes

**Fireplace YN:** Yes

**Exterior Features:** Private Mailbox, Private Yard, Sidewalk

**Window Features:** Skylight(s)

**View:** Water

**Sewer:** Septic Tank

**Heating:** Electric

**Lot Features:** Cul-De-Sac

**Appliances:** Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Refrigerator, Trash Compactor

**Laundry Features:** Corridor Access

**Pool Features:** Screen Enclosure

**Waterfront Features:** Canal - Freshwater

**Fireplace Features:** Family Room, Wood Burning

**Roof:** Shingle

**Utilities:** Electricity Connected

**Water Source:** Canal/Lake For Irrigation

**Cooling:** Central Air

**Furnished:** Negotiable

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## Property Details

**Subdivision Name:** CRESCENT COVE

**Levels:** One

**Foundation Details:** Slab

**Property Condition:** Fixer

**Parcel Number:** 02-19-24-0100-000-05600

**Direction Faces:** West

**Construction Materials:** Brick

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$2,913

**Tax Legal Description:** CRESCENT COVE LOTS 56 57 PB 15 PG 16 ORB 1527 PG 1599

**Tax Lot:** 56

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## Rooms



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Room type	Dimensions	Level	Length	Width
Great Room	185x377	First	377	185
Kitchen	42x183	First	183	42
Office	184x235	First	235	184
Primary Bedroom	167x178	First	178	167
Bedroom 2	167x145	First	145	167
Bedroom 3	167x161	First	161	167

## Amenities & Features

**Waterfront available:** Yes

**AttachedGarageYN:** No

**PoolPrivateYN:** Yes

**WindowFeatures:** Skylight(s)

**PoolFeatures:** Screen Enclosure

**Features:** Family Room, L Dining, Open Floorplan, Primary Bedroom Main Floor, Wood Burning

**GarageYN:** No

**FireplaceYN:** Yes

**Cooling:** Central Air

**ExteriorFeatures:** Private Mailbox, Private Yard, Sidewalk

**Utilities:** Electricity Connected

**Amenities:** Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Refrigerator, Trash compactor

## Building Details

**NewConstructionYN:** No

**Exterior material:** Brick

**Heating:** Electric

**Roof:** Shingle



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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Other Equipment:** Private Yard

**Showing Requirements:** Appointment Only, Call Owner



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