

3624 TROUT AVENUE FRUITLAND PARK FL 34731

https://candiscarmichael.com



\$285,000



**\*\*PRICE IMPROVEMENT!\*\*BRING OFFERS\*\***Move-in ready and full of possibility, this well-maintained 3-bedroom, 2-bath single-family home offers the perfect blend of comfort, flexibility, and freedom—ideally located between Leesburg and The Villages with no HOA to limit your lifestyle. A new roof in 2023 provides peace of mind, while the open floor plan and no-carpet design create a [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1392 sq ft



Courtesy of

**Listing Office:** COASTAL PROPERTIES GROUP INTERNATIONAL

**Status:** Active

**Office ID:** MFR260031031

**MLS ID:** MFRTB8501299



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Email: RealtorCandis@gmail.com



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8501299>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1392 sq ft

**Year built:** 2002

**ListOfficeName:** COASTAL PROPERTIES GROUP  
INTERNATIONAL

**ListAOR:** mfrmls

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 10633 sq ft

**SubdivisionName:** VALENCIA TERRACE

**GarageSpaces:** 2

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## Location Details

**Township:** 19S

**Road Responsibility:** Public Maintained Road

**Middle Or Junior School:** Carver Middle

**Road Surface Type:** Paved

**Elementary School:** Beverly Shores Elem

**High School:** Leesburg High

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## Property Features



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**Interior Features:** Ceiling Fans(s), Open Floorplan, Split Bedroom

**Flooring:** Ceramic Tile, Laminate

**Parking Features:** Driveway, Garage Door Opener

**Attached Garage YN:** Yes

**Exterior Features:** Lighting, Private Mailbox, Private Yard, Sliding Doors

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Dishwasher, Electric Water Heater, Range, Refrigerator

**Laundry Features:** Laundry Room

**Garage YN:** Yes

**Garage Spaces:** 2

**Fencing:** Chain Link

**Utilities:** Electricity Connected, Sewer Connected, Water Connected

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Lot Features:** Oversized Lot

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## Property Details

**Subdivision Name:** VALENCIA TERRACE

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 10-19-24-0700-000-02400

**Direction Faces:** Southeast

**Construction Materials:** Block, Frame

**Property Condition:** Completed

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## Association Information

**Community Features:** Street Lights

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$1,838

**Tax Legal Description:** VALENCIA TERRACE LOT 24--LESS BEG AT SW COR OF LOT 24 RUN N 0-01-20 W 88.92 FT TO NW COR OF LOT 24 S 09-35-50 E 90.18 FT TO S LINE OF LOT 24 S 89-58-40 W 15 FT TO POB-- PB 20 PGS 11-12 ORB 4325 PG 1499

**Tax Lot:** 24



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# Rooms

| Room type           | Dimensions | Level | Length | Width |
|---------------------|------------|-------|--------|-------|
| Living Room         | 15x14      | First | 14     | 15    |
| Dining Room         | 11x10      | First | 10     | 11    |
| Kitchen             | 10x10      | First | 10     | 10    |
| Primary Bedroom     | 13x14      | First | 14     | 13    |
| Bedroom 2           | 11x12      | First | 12     | 11    |
| Bedroom 3           | 11x12      | First | 12     | 11    |
| Balcony/Porch/Lanai | 14x9       | First | 9      | 14    |

# Amenities & Features

|                                                                           |                                                                                 |
|---------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| <b>Waterfront available:</b> No                                           | <b>GarageYN:</b> Yes                                                            |
| <b>AttachedGarageYN:</b> Yes                                              | <b>FireplaceYN:</b> No                                                          |
| <b>PoolPrivateYN:</b> No                                                  | <b>Cooling:</b> Central Air                                                     |
| <b>CommunityFeatures:</b> Street Lights                                   | <b>ExteriorFeatures:</b> Lighting, Private Mailbox, Private Yard, Sliding Doors |
| <b>Utilities:</b> Electricity Connected, Sewer Connected, Water Connected | <b>Features:</b> Ceiling Fans(s), Open Floorplan, Split Bedroom                 |
| <b>Amenities:</b> Dishwasher, Electric Water Heater, Range, Refrigerator  |                                                                                 |



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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Frame

**Parking:** Driveway, Garage Door Opener

**Heating:** Central, Electric

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Other Equipment:** Private Yard

**Showing Requirements:** Combination Lock Box



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