

3624 TROUT AVENUE FRUITLAND PARK FL 34731
https://candiscarmichael.com



Virtually Staged. ****PRICE IMPROVEMENT!**MOTIVATED SELLER **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 [...]

- 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



Call us now
Phone: 727-888-3292
Email: RealtorCandis@gmail.com



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

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

Property Features

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

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



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

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

Association Information

Community Features: Street Lights

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

Rooms



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

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

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Street Lights

Utilities: Electricity Connected, Sewer Connected, Water Connected

Amenities: Dishwasher, Electric Water Heater, Range, Refrigerator

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Lighting, Private Mailbox, Private Yard

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

Building Details



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

NewConstructionYN: No

Exterior material: Block, Frame

Parking: Driveway, Garage Door Opener

Heating: Central, Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Other Equipment: Private Yard

Showing Requirements: Combination Lock Box



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE