

3624 TROUT AVENUE FRUITLAND PARK FL 34731

https://candiscarmichael.com



\$285,000



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



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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



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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

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



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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



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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



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