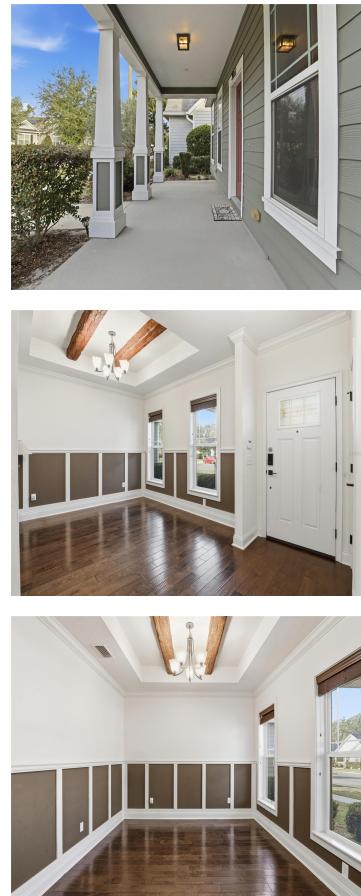


# 3651 26TH STREET GAINESVILLE FL 32605

<https://candiscarmichael.com>



Home Begins Here! Welcome to this meticulously maintained, move-in-ready gem in the heart of NW Gainesville—beautifully updated with luxury finishes and thoughtful details throughout. Enjoy the charm of both a welcoming front porch and a spacious back porch, perfect for morning coffee, evening relaxation, or hosting friends and family. Inside, the home features bonus spaces [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1848 sq ft



## Courtesy of

**Listing Office:** REAL BROKER, LLC

**Status:** Active

**Office ID:** MFR805521714

**MLS ID:** MFRGC535913



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/GC535913>

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 4356 sq ft

**SubdivisionName:** FLETCHER OAKS

**GarageSpaces:** 2

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1848 sq ft

**Year built:** 2016

**ListOfficeName:** REAL BROKER, LLC

**ListAOR:** mfrmls

## Location Details

**Township:** 09

**Elementary School:** Glen Springs Elementary School-AL

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

**Road Surface Type:** Paved

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

## Property Features



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**Interior Features:** Ceiling Fans(s), Other, Thermostat, Walk-In Closet(s)

**Appliances:** Dishwasher, Disposal, Ice Maker, Microwave, Other, Range, Range Hood, Refrigerator, Tankless Water Heater

**Flooring:** Wood

**Laundry Features:** Laundry Room

**Garage YN:** Yes

**Attached Garage YN:** Yes

**Garage Spaces:** 2

**Pets Allowed:** Yes

**Exterior Features:** Other, Sidewalk

**Roof:** Shingle

**Utilities:** Public

**Water Source:** Public

**Sewer:** Public Sewer

**Cooling:** Central Air

**Heating:** Central

**Furnished:** Unfurnished

## Property Details

**Subdivision Name:** FLETCHER OAKS

**Parcel Number:** 06091-030-080

**Levels:** One

**Direction Faces:** West

**Foundation Details:** Slab

**Construction Materials:** HardiPlank Type

**Property Condition:** Completed

## Association Information

**Association YN:** Yes

**Association Fee:** 118

**Association Fee Frequency:** Monthly

## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$7,628

**Tax Legal Description:** FLETCHER OAKS PB 30 PG 73 LOT 80  
OR 5233/2752

**Tax Lot:** 80

## Rooms



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Room type	Level
Bedroom 1	First
Bedroom 2	First
Primary Bedroom	First
Primary Bathroom	First
Kitchen	First
Living Room	First

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**ExteriorFeatures:** Other, Sidewalk

**Features:** Ceiling Fans(s), Other, Thermostat, Walk-In Closet(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**Utilities:** Public

**Amenities:** Dishwasher, Disposal, Ice Maker, Microwave, Other, Range, Range Hood, Refrigerator, Tankless Water Heater

## Building Details

**NewConstructionYN:** No

**Exterior material:** HardiPlank Type

**Heating:** Central

**Roof:** Shingle



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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Other Equipment:** Irrigation Equipment

**Showing Requirements:** Appointment Only, Lock Box Coded, ShowingTime



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