

3944 40TH COURT GAINESVILLE FL 32606

https://candiscarmichael.com



Welcome to this beautifully designed 4-bedroom, 3-bath pool home in the highly desirable Foxfire Woods neighborhood. Ideally located just minutes from the University of Florida, shopping, dining, medical facilities, and Gainesville’s expanding technology centers, this home has the perfect combination of convenience, comfort, and privacy. The unique split-split floor plan provides exceptional privacy for family [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2166 sq ft



Courtesy of

**Listing Office:** BEYCOME OF FLORIDA LLC

**Status:** Active

**Office ID:** MFR279508652

**MLS ID:** MFRO6430373



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## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 17859 sq ft

**SubdivisionName:** FOXFIRE WOODS

**GarageSpaces:** 2

**Date added:** Added 16 minutes ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 2166 sq ft

**Year built:** 1978

**ListOfficeName:** BEYCOME OF FLORIDA LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 09

**Elementary School:** Meadowbrook Elementary School-AL

**High School:** F. W. Buchholz High School-AL

**Road Surface Type:** Paved

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

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## Property Features



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**Interior Features:** Cathedral Ceiling(s), Ceiling Fans(s), Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Walk-In Closet(s)

**Flooring:** Hardwood, Tile

**Pool Private YN:** Yes

**Fireplace YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Courtyard, Sidewalk

**Window Features:** Skylight(s)

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Dishwasher, Microwave, Range, Refrigerator

**Laundry Features:** Electric Dryer Hookup, Inside, Laundry Room, Washer Hookup

**Pool Features:** In Ground

**Fireplace Features:** Family Room, Living Room

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

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

**Sewer:** Public Sewer

**Heating:** Central, Electric

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## Property Details

**Subdivision Name:** FOXFIRE WOODS

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional, FHA, Other, Owner Financing, VA Loan

**Parcel Number:** 06072-010-011

**Direction Faces:** South

**Construction Materials:** Stucco

**Property Condition:** Completed

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## Fees&Taxes

**Tax Year:** 2025

**Tax Legal Description:** FOXFIRE WOODS PB I-95 LOT 11 OR 4422/2369 & OR 5149/3728

**Tax Annual Amount:** \$6,343

**Tax Lot:** 11

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## Rooms



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| Room type           | Level |
|---------------------|-------|
| Primary Bedroom     | First |
| Bedroom 2           | First |
| Bedroom 3           | First |
| Primary Bathroom    | First |
| Bathroom 1          | First |
| Dining Room         | First |
| Great Room          | First |
| Laundry             | First |
| Balcony/Porch/Lanai | First |
| Living Room         | First |
| Kitchen             | First |

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**WindowFeatures:** Skylight(s)

**PoolFeatures:** In Ground

**Features:** Cathedral Ceiling(s), Ceiling Fans(s), Family Room, Living Room, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Walk-In Closet(s)

**GarageYN:** Yes

**FireplaceYN:** Yes

**Cooling:** Central Air

**ExteriorFeatures:** Courtyard, Sidewalk

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

**Amenities:** Dishwasher, Microwave, Range, Refrigerator

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Stucco

**Heating:** Central, Electric

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Showing Requirements:** Call Owner, See Remarks



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