

# 44326 WOODLAND CIRCLE CALLAHAN FL 32011

<https://candiscarmichael.com>



Rare opportunity to own two manufactured homes on one 2.7-acre parcel in Callahan with no HOA. The property includes two separate 3-bedroom, 2-bathroom units totaling approximately 2,526 sq ft. Each home has its own septic system, with a shared well. Unit 1 (44308) is road-fronting, approximately 1,300 sq ft, built in 1998. The kitchen has [...]

- 6 beds
- 4 baths
- Residential
- Manufactured Home
- Active
- 2526 sq ft



## Courtesy of

**Listing Office:** BEYCOME OF FLORIDA LLC

**Status:** Active

**Office ID:** MFR279508652

**MLS ID:** MFRO6389276



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Phone: 727-888-3292  
Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Basics

**Bathrooms Full:** 4

**Category:** Manufactured Home

**Bedrooms:** 6 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 118226 sq ft

**SubdivisionName:** WOODLAND ESTATES UN 02

**ListAOR:** mfrmls

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 4 baths

**Area, sq ft:** 2526 sq ft

**Year built:** 1998

**ListOfficeName:** BEYCOME OF FLORIDA LLC

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## Location Details

**Township:** 01

**Road Surface Type:** Paved

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## Property Features

**Interior Features:** Other

**Flooring:** Wood

**Exterior Features:** Other

**Utilities:** Cable Available, Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Built-In Oven, Cooktop, Dishwasher, Refrigerator

**Laundry Features:** Other

**Roof:** Metal

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details



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**Subdivision Name:** WOODLAND ESTATES UN 02

**Parcel Number:** 16-1N-25-2912-0003-0280

**Levels:** One

**Direction Faces:** North

**Foundation Details:** Other

**Construction Materials:** Other

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

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$2,878

**Tax Legal Description:** BLOCK 3 LOT 28 ESMT OR 1316/21 WOODLAND ESTATES UNIT 2

**Tax Lot:** 28

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## Rooms

Room type	Level
Primary Bedroom	First
Living Room	First
Kitchen	First
Bedroom 2	First
Bedroom 3	First

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## Amenities & Features



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**Waterfront available:** No **GarageYN:** No

**AttachedGarageYN:** No **FireplaceYN:** No

**PoolPrivateYN:** No **Cooling:** Central Air

**ExteriorFeatures:** Other **Utilities:** Cable Available, Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected

**Features:** Other **Amenities:** Built-In Oven, Cooktop, Dishwasher, Refrigerator

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Other

**Heating:** Central

**Roof:** Metal

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Tenant

**Showing Requirements:** Appointment Only, Call Owner



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