

449 MONTGOMERY DRIVE LAKE CITY FL 32025

https://candiscarmichael.com



Make sure to check out the Virtual Tour for a 3D Model w/ Walkthrough, Floor Plan w/ Measurements, Video, & more! If you’ve ever dreamed of living in a lakeside retreat with a tennis court, a gazebo, storage shed/carport and a dash of old-school charm, this 1951 classic on “Doctors Row” might just be your [...]

- 4 beds
- 5 baths
- Residential
- Single Family Residence
- Active
- 3075 sq ft



Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRFC310058



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



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## Description

**Virtual Tour:** <https://tours.expertlyphotographed.com/2329928?idx=1>

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## Basics

**Bathrooms Full:** 3

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 5 baths

**Floors:** 2 floors

**Lot size, sq ft:** 148539 sq ft

**View:** Trees/Woods, Water

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

**Bathrooms Half:** 2

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 2 half baths

**Area, sq ft:** 3075 sq ft

**Year built:** 1951

**SubdivisionName:** LAKE VILLAS

**GarageSpaces:** 2

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## Location Details

**Township:** 03

**Road Responsibility:** Public Maintained Road

**Middle Or Junior School:** Richardson Sixth Grade Academy-CO

**Road Surface Type:** Paved

**Elementary School:** Summers Elementary School-CO

**High School:** Columbia High School-CO

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## Property Features



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**Interior Features:** Accessibility Features, Built-in Features, Ceiling Fans(s), Chair Rail, Crown Molding, Eat-in Kitchen, High Ceilings, Primary Bedroom Main Floor, Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Ceramic Tile, Laminate, Wood

**Patio And Porch Features:** Covered, Deck, Front Porch, Patio, Porch, Rear Porch, Wrap Around

**Waterfront Features:** Lake Front

**Fireplace Features:** Living Room, Wood Burning

**Garage YN:** Yes

**Garage Spaces:** 2

**Carport Spaces:** 1

**Exterior Features:** Awning(s), Balcony, Lighting, Rain Gutters, Shade Shutter(s), Sliding Doors, Storage, Tennis Court(s)

**Roof:** Shingle

**Window Features:** Blinds, Drapes, Rods, Shutters, Window Treatments

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

**View:** Trees/Woods, Water

**Sewer:** Public Sewer

**Heating:** Central, Electric, Heat Pump

**Lot Features:** Cleared, In County, Irregular Lot, Landscaped, Oversized Lot, Private, Sloped, Paved

**Appliances:** Dishwasher, Disposal, Dryer, Exhaust Fan, Gas Water Heater, Range, Range Hood, Refrigerator, Trash Compactor, Washer

**Laundry Features:** Electric Dryer Hookup, In Garage, Inside, Laundry Room, Other, Washer Hookup

**Waterfront YN:** Yes

**Fireplace YN:** Yes

**Parking Features:** Bath In Garage, Circular Driveway, Covered, Driveway, Garage Door Opener, Ground Level, Off Street, Oversized, Garage

**Attached Garage YN:** Yes

**Carport YN:** Yes

**Pets Allowed:** Yes

**Fencing:** Chain Link

**Security Features:** Smoke Detector(s)

**Architectural Style:** Contemporary, Ranch

**Vegetation:** Mature Landscaping, Oak Trees, Trees/Landscaped, Wooded

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Negotiable

**Accessibility Features:** Central Living Area, Grip-Accessible Features

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**Subdivision Name:** LAKE VILLAS

**Parcel Number:** 00-00-00-14000-000

**Levels:** Two

**Direction Faces:** Southeast

**Number Of Lots:** 1

**Foundation Details:** Slab

**Construction Materials:** Brick, Stone

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

**Property Condition:** Completed

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## Fees&Taxes

**Tax Year:** 2024

**Tax Annual  
Amount:** \$4,459

**Tax Legal Description:** S DIV: SW 78 FT LOT 6 & LOT 7 REPLAT OF BLK 2 LAKE VILLAS S/D & BEG AT NE COR OF SE1/4 OF SE1/4 & BLK 313 OF SEC 31-3S-17, RUN S 449.76 FT, NW 570.52 FT TO N LINE, E 395.65 FT TO POB. DB 71-303, 484-331, 694-269, 812-307, WD 833-1617, 833-1619, WD 1021-2700, DC 1471-40

**Tax Lot:** 7

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## Rooms



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Room type	Dimensions	Level	Length	Width
Foyer	9x14	Second	14	9
Kitchen	14x14	Second	14	14
Dining Room	12x16	Second	16	12
Primary Bedroom	18x20	Second	20	18
Primary Bathroom	14x9	Second	9	14
Bedroom 2	12x13	Second	13	12
Bathroom 2	6x6	Second	6	6
Bonus Room	10x14	Second	14	10
Bathroom 3	4x5	Second	5	4
Living Room	15x30	Second	30	15
Florida Room	13x26	Second	26	13
Bedroom 3	14x17	Second	17	14
Bathroom 4	10x7	Second	7	10
Bedroom 4	14x13	Second	13	14
Bathroom 5	6x3	First	3	6



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## Amenities & Features

**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Smoke Detector(s)

**ExteriorFeatures:** Awning(s), Balcony, Lighting, Rain Gutters, Shade Shutter(s), Sliding Doors, Storage, Tennis Court(s)

**Features:** Accessibility Features, Built-in Features, Ceiling Fans(s), Chair Rail, Crown Molding, Eat-in Kitchen, High Ceilings, Living Room, Primary Bedroom Main Floor, Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments, Wood Burning

**GarageYN:** Yes

**FireplaceYN:** Yes

**Cooling:** Central Air

**WindowFeatures:** Blinds, Drapes, Rods, Shutters, Window Treatments

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

**Amenities:** Dishwasher, Disposal, Dryer, Exhaust Fan, Gas Water Heater, Range, Range Hood, Refrigerator, Trash compactor, Washer

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## Building Details

**ArchitecturalStyle:** Contemporary, Ranch

**NewConstructionYN:** No

**Heating:** Central, Electric, Heat Pump

**Exterior material:** Brick, Stone

**Roof:** Shingle

**Parking:** Bath In Garage, Circular Driveway, Covered, Driveway, Garage, Garage Door Opener, Ground Level, Off-street, Oversized

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Other Structures:** Gazebo, Shed(s), Storage, Tennis Court(s), Workshop

**Showing Requirements:** Sentri Lock Box, Appointment Only, Contact Call Center, ShowingTime



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