

46 MAGNOLIA AVENUE YANKEETOWN FL 34498

https://candiscarmichael.com



Old Florida Vibe on The Withlacoochee River with Marinas, Tiki Bar, Yacht Club and a 4.5 Star Restaurant located within Blocks. All are accessible via waterway, Chauffeur or Golf Cart. Property is located on a deep water canal Three Miles to The Gulf. Completely updated in 2025/2026. Unique property consisting of the Main House which [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 1941 sq ft



Courtesy of

Listing Office: BEYCOME OF FLORIDA LLC

Status: Active

Office ID: MFR279508652

MLS ID: MFRO6406507



Call us now

Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Basics

Bathrooms Full: 3

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Lot size, sq ft: 12197 sq ft

SubdivisionName: WATERWAY ESTATE 2

ListAOR: mfrmls

Date added: Added 19 minutes ago

Type: Residential

Bathrooms: 3 baths

Area, sq ft: 1941 sq ft

Year built: 1970

ListOfficeName: BEYCOME OF FLORIDA LLC

Location Details

Township: 17

Road Surface Type: Paved

Property Features

Interior Features: Ceiling Fans(s), Solid Surface Counters, Solid Wood Cabinets, Window Treatments

Flooring: Bamboo, Ceramic Tile

Waterfront YN: Yes

Pets Allowed: Yes

Roof: Metal

Water Source: Public

Cooling: Central Air, Mini-Split Unit(s)

Furnished: Unfurnished

Appliances: Cooktop, Dishwasher, Dryer, Electric Water Heater, Freezer, Microwave, Range, Refrigerator, Washer

Laundry Features: Inside, Laundry Room

Waterfront Features: River Front

Exterior Features: Other

Utilities: Public, Sewer Connected, Water Connected

Sewer: Septic Tank

Heating: Central, Electric

Property Details



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Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Subdivision Name: WATERWAY ESTATE 2

Parcel Number: 08206-000-00

Levels: One

Direction Faces: Southeast

Foundation Details: Concrete Perimeter, Slab

Construction Materials: Concrete, Other

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

Property Condition: Completed

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$2,589

Tax Legal Description: 06-17-16 WATERWAY EST NO 2 LOT 49
OR BOOK 794 PAGE 665

Tax Lot: 49

Rooms



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Room type	Level
Primary Bedroom	First
Bedroom 2	First
Living Room	First
Dining Room	First
Kitchen	First
Den	First
Primary Bathroom	First
Bathroom 2	First
Laundry	First

Amenities & Features

Waterfront available: Yes

AttachedGarageYN: No

PoolPrivateYN: No

ExteriorFeatures: Other

Features: Ceiling Fans(s), Solid Surface Counters, Solid Wood Cabinets, Window Treatments

GarageYN: No

FireplaceYN: No

Cooling: Central Air, Mini-Split Unit(s)

Utilities: Public, Sewer Connected, Water Connected

Amenities: Cooktop, Dishwasher, Dryer, Electric Water Heater, Freezer, Microwave, Range, Refrigerator, Washer



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Building Details

NewConstructionYN: No

Exterior material: Concrete, Other

Heating: Central, Electric

Roof: Metal

Miscellaneous

Ownership: Fee Simple

Showing Requirements: Call Owner, See Remarks

Occupant Type: Owner



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