

606 8TH AVENUE GAINESVILLE FL 32601

<https://candiscarmichael.com>



Do you like Gainesville’s Historic Duckpond neighborhood? Do you like duplex’s? Are you looking for your next fixer upper? If you answered yes to these questions you might consider this Duckpond listing. This duplex received a new metal roof in 2024 and currently offers an occupied 1/1 and a vacant 2/1 with office and lanai. [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1945 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRGC538808



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/GC538808>

Basics

Bathrooms Full: 2

Date added: Added 3 hours ago

Category: Single Family Residence **Type:** Residential

Bedrooms: 3 beds

Bathrooms: 2 baths

Half baths: 0 half baths

Floors: 1 floor

Area, sq ft: 1945 sq ft

Lot size, sq ft: 9583 sq ft

Year built: 1947

SubdivisionName: ELLIOT & LENGLE ADD TO GVILLE

ListOfficeName: EXP REALTY LLC

GarageSpaces: 2

ListAOR: mfrmls

Location Details

Township: 09

Road Surface Type: Asphalt

Property Features



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Interior Features: Ceiling Fans(s), High Ceilings, Living Room/Dining Room Combo

Flooring: Ceramic Tile, Wood

Parking Features: Driveway, Garage Faces Rear, On Street

Garage Spaces: 2

Roof: Metal

Water Source: Public

Cooling: Mini-Split Unit(s)

Furnished: Unfurnished

Appliances: Range, Refrigerator

Laundry Features: Other, Washer Hookup

Garage YN: Yes

Exterior Features: Private Yard, Sidewalk

Utilities: Electricity Connected, Natural Gas Available

Sewer: Public Sewer

Heating: Ductless

Property Details

Subdivision Name: ELLIOT & LENGLE ADD TO GVILLE **Parcel Number:** 10364-000-000

Levels: One

Direction Faces: South

Foundation Details: Crawlspace, Slab, Stem Wall

Construction Materials: Block, Stucco, Frame

Listing Terms: Cash, Conventional, Owner Financing

Fees&Taxes

Tax Year: 2025

Tax Annual Amount:
\$5,713

Tax Legal Description: ELLIOT/LENGLE ADD DB J-230 S 1/2 OF FRAC BK 1 RG 6 & 15 FT E & W ADJ ON E SIDE OR 4223/0740

Tax Lot: 10364

Rooms



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Room type	Level
Balcony/Porch/Lanai	First
Primary Bedroom	First
Kitchen	First
Bathroom 1	First
Living Room	First
Bedroom 1	First

Amenities & Features

Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: No

ExteriorFeatures: Private Yard, Sidewalk

Features: Ceiling Fans(s), High Ceilings, Living Room/Dining Room Combo

GarageYN: Yes

FireplaceYN: No

Cooling: Mini-Split Unit(s)

Utilities: Electricity Connected, Natural Gas Available

Amenities: Range, Refrigerator

Building Details

NewConstructionYN: No

Exterior material: Block, Frame, Stucco

Parking: Driveway, Garage Faces Rear, On-street

Heating: Ductless

Roof: Metal



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Miscellaneous

Ownership: Fee Simple

Occupant Type: Tenant

Other Equipment: Private Yard **Showing Requirements:** 24 Hour Notice, Appointment Only



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