

# 6369 89TH LOOP OCALA FL 34476

<https://candiscarmichael.com>



Located in the desirable SW area of Ocala, this quality Armstrong home boasts over 2100 sq ft, lofty 10 ft ceilings and the beautiful open-concept Maple floor plan. The foyer flows seamlessly into the open great room, encompassing a large kitchen and living/dining areas all with upgraded 21" porcelain tile, 62" ceiling fans and lots [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2101 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Office ID:** MFR261010944

**Status:** Active

**MLS ID:** MFROM716997



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

## Description

### Virtual Tour:

[https://www.zillow.com/view-imx/31f8d276-5217-47e8-81e1-65dbf57e402a/?utm\\_source=captureapp](https://www.zillow.com/view-imx/31f8d276-5217-47e8-81e1-65dbf57e402a/?utm_source=captureapp)

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 7841 sq ft

**SubdivisionName:** JB RANCH SUBDIVISION PHASE 1

**GarageSpaces:** 2

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 2101 sq ft

**Year built:** 2010

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

## Location Details

**Township:** 16

**Road Responsibility:** Private Maintained Road

**Middle Or Junior School:** Liberty Middle School

**Road Surface Type:** Asphalt, Paved

**Elementary School:** Hammett Bowen Jr. Elementary

**High School:** West Port High School

## Property Features



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**Interior Features:** Attic Ventilator, Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Laminate, Tile

**Patio And Porch Features:** Patio, Screened

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Private Yard, Rain Gutters, Sidewalk, Sliding Doors

**Roof:** Shingle

**Window Features:** Skylight(s), Blinds, Double Pane Windows, Window Treatments

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Sewer Connected, Underground Utilities, Water Connected

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Negotiable

**Accessibility Features:** Accessible Approach with Ramp, Accessible Common Area, Accessible Central Living Area, Central Living Area

**Appliances:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer, Water Softener

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

**Parking Features:** Driveway, Garage Door Opener, Oversized

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK, Yes

**Fencing:** Chain Link, Wood

**Security Features:** Gated Community, Secured Garage/Parking, Smoke Detector(s)

**Architectural Style:** Florida

**Vegetation:** Trees/Landscaped

**Sewer:** Public Sewer

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

**Lot Features:** Landscaped, Level, Sidewalk, Paved

## Property Details

**Subdivision Name:** JB RANCH SUBDIVISION PHASE 1

**Levels:** One

**Builder Name:** Armstrong

**Foundation Details:** Slab

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

**Parcel Number:** 35700-000279

**Direction Faces:** Southeast

**Builder Model:** Maple

**Construction Materials:** Stucco, Frame

**Property Condition:** Completed



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## Association Information

**Association YN:** Yes

**Association Fee:** 197

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Pool, Maintenance Grounds, Recreational Facilities, Security, Trash

**Association Amenities:** Clubhouse, Fence Restrictions, Fitness Center, Gated, Pickleball Court(s), Pool, Security, Wheelchair Access

**Community Features:** Clubhouse, Deed Restrictions, Fitness Center, Gated Community - No Guard, Golf Carts OK, Pool, Sidewalks, Wheelchair Access, Street Lights

## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:**  
\$3,408

**Tax Legal Description:** SEC 17 TWP 16 RGE 21 PLAT BOOK 011  
PAGE 026 JB RANCH SUBDIVISION PHASE 1 LOT 279

**Tax Lot:** 279

## Green Building Info

**Green Indoor Air Quality:** Air Filters MERV 10+, HVAC UV/Elec. Filtration, No Smoking-Interior Buildg

## Rooms



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Room type	Dimensions	Level
Kitchen	12x20	First
Living Room	15x14	First
Primary Bedroom	12x25	First
Bedroom 2		First
Bedroom 3		First
Bathroom 1		First
Bathroom 2		First
Laundry		First
Foyer		First

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Gated Community, Secured Garage/Parking, Smoke Detector(s)

**WindowFeatures:** Skylight(s), Blinds, Double Pane Windows, Window Treatments

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Sewer Connected, Underground Utilities, Water Connected

**Amenities:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer, Water Softener

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Clubhouse, Deed Restrictions, Fitness Center, Gated Community - No Guard, Golf Carts OK, Pool, Sidewalks, Wheelchair Access, Street Lights

**ExteriorFeatures:** Private Yard, Rain Gutters, Sidewalk, Sliding Doors

**Features:** Attic Ventilator, Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

## Building Details

**ArchitecturalStyle:** Florida

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

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Frame, Stucco

**Parking:** Driveway, Garage Door Opener, Oversized

## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment, Private Yard

**Occupant Type:** Owner

**Showing Requirements:** Supra Lock Box, 24 Hour Notice, Appointment Only, Call Listing Agent, Gate Code Required, ShowingTime



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