

6369 89TH LOOP OCALA FL 34476

<https://candiscarmichael.com>



\$359,900



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

Status: Active

Office ID: MFR261010944

MLS ID: MFROM716997



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



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THE STANDARD OF EXCELLENCE

Description

Virtual Tour:

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 2 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

NewConstructionYN: No

Heating: Central, Electric, Heat Pump

Exterior material: Frame, Stucco

Roof: Shingle

Parking: Driveway, Garage Door Opener, Oversized

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Other Equipment: Irrigation Equipment, Private Yard

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



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