

6429 45TH AVENUE OCALA FL 34474

<https://candiscarmichael.com>



\$419,900

Well upgraded and cared for, this Shire model by Deltona Homes sits on a quiet cul-de-sac street in The Preserves at Heathbrook and checks boxes you didn't even know were on your list. With 10-foot ceilings, tile throughout, and custom interior shutters, the space feels open, finished, and best of all, move-in ready. The living [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2592 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Office ID: MFR261010944

Status: Active

MLS ID: MFROM715643



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Description

Virtual Tour: https://www.youtube.com/watch?v=faMT_g2Y2wM

Basics

Bathrooms Full: 3

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 2592 sq ft

Year built: 2018

SubdivisionName: PRESERVE/HEATH BROOK PH 01

GarageSpaces: 2

Date added: Added 8 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 1 floor

Lot size, sq ft: 12197 sq ft

View: City

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Location Details

Township: 16S

Road Surface Type: Paved

Road Responsibility: Public Maintained Road **Middle Or Junior School:** Liberty Middle School

High School: West Port High School

Property Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Interior Features: Built-in Features, Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Other, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Thermostat, Window Treatments

Flooring: Tile

Patio And Porch Features: Enclosed, Patio, Rear Porch, Screened

Spa Features: Above Ground, Heated

Fireplace Features: Electric, Living Room, Stone

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Lighting, Private Mailbox, Private Yard, Sidewalk

Roof: Shingle

Window Features: Shutters

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Other, Phone Available, Sewer Connected, Water Connected

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Dishwasher, Electric Water Heater, Ice Maker, Microwave, Range, Refrigerator

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

Spa YN: Yes

Fireplace YN: Yes

Parking Features: Driveway, Garage Door Opener, Garage Faces Side, Other

Attached Garage YN: Yes

Pets Allowed: Number Limit

Fencing: Fenced, Other, Vinyl

Security Features: Gated Community, Smoke Detector(s)

Architectural Style: Ranch

View: City

Sewer: Public Sewer

Heating: Central, Electric

Lot Features: Cul-De-Sac, City Limits, Paved

Property Details

Subdivision Name: PRESERVE/HEATH BROOK PH 01

Levels: One

Direction Faces: Northwest

Builder Model: SHIRE

Construction Materials: Block, Stone, Stucco

Property Condition: Completed

Parcel Number: 2389-300-090

Property Attached YN: Yes

Builder Name: DELTONA

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Association Information

Association YN: Yes

Association Fee: 200

Association Fee Frequency:
Quarterly

Association Fee Includes: Maintenance Grounds

Association Amenities: Gated, Other

Community Features: Gated Community - No Guard,
Golf Carts OK, Sidewalks, Street Lights

Fees&Taxes

Tax Year: 2025

Tax Annual Amount:
\$6,351

Tax Legal Description: SEC 03 TWP 16 RGE 21 PLAT BOOK 010
PAGE 171 PRESERVE AT HEATH BROOK PHASE 1 LOT 90

Tax Lot: 90

Rooms



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Room type	Dimensions	Level	Length	Width
Primary Bedroom	13.1x19	First	19	13.1
Living Room	17.4x19.8	First	19.8	17.4
Kitchen	11.1x18.4	First	18.4	11.1
Bedroom 2	11.4x12	First	12	11.4
Bedroom 3	11.4x12	First	12	11.4
Office	11.4x13.2	First	13.2	11.4
Dining Room	12.6x12.1	First	12.1	12.6

Amenities & Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Spa Features: Above Ground, Heated

CommunityFeatures: Gated Community - No Guard, Golf Carts OK, Sidewalks, Street Lights

ExteriorFeatures: Lighting, Private Mailbox, Private Yard, Sidewalk

Features: Built-in Features, Ceiling Fans(s), Eat-in Kitchen, Electric, High Ceilings, Kitchen/Family Room Combo, Living Room, Open Floorplan, Other, Primary Bedroom Main Floor, Split Bedroom, Stone, Stone Counters, Thermostat, Window Treatments

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air

Security Features: Gated Community, Smoke Detector(s)

WindowFeatures: Shutters

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Other, Phone Available, Sewer Connected, Water Connected

Amenities: Dishwasher, Electric Water Heater, Ice Maker, Microwave, Range, Refrigerator

Building Details

ArchitecturalStyle: Ranch **NewConstructionYN:** No

Heating: Central, Electric

Exterior material: Block, Stone, Stucco

Roof: Shingle

Parking: Driveway, Garage Door Opener, Garage Faces Side, Other

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Other Equipment: Irrigation Equipment, Private Yard

Showing Requirements: Combination Lock Box, Go Direct, Lock Box Coded, See Remarks, ShowingTime



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

