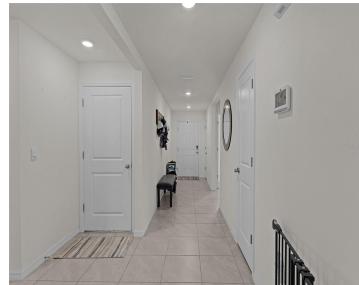


# 6735 3RD LOOP OCALA FL 34472

<https://candiscarmichael.com>



**\$309,000**



Motivated Seller!! Check out this modern, move-in-ready home located in the highly sought-after Southeast Division of the Deer Path Community. Built in 2023, this 4-bedroom 2-bath Cali Model home has it all. As you approach this home, take note of the manicured lawn with rockered landscape. This home features a spacious open floor plan with [...]

- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1827 sq ft



## Courtesy of

**Listing Office:** REAL BROKER, LLC

**Office ID:** MFR805521714

**Status:** Active

**MLS ID:** MFRG5106552



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

## Virtual Tour:

<https://media.innovativerepco.com/videos/019bb44b-bd8f-702c-a8d4-26d7cdcbf514>

# Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1827 sq ft

**Year built:** 2023

**ListOfficeName:** REAL BROKER, LLC

**ListAOR:** mfrmls

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 7405 sq ft

**SubdivisionName:** DEER PATH NORTH PH 2

**GarageSpaces:** 2

# Location Details

**Township:** 15S

**Road Surface Type:** Paved

**Elementary School:** Ward-Highlands Elem. School

**Middle Or Junior School:** Fort King Middle School

**High School:** Forest High School

# Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, Smart Home, Split Bedroom, Walk-In Closet(s)

**Flooring:** Carpet, Tile

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Sidewalk, Sliding Doors

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

**Sewer:** Public Sewer

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

**Appliances:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Inside

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

## Property Details

**Subdivision Name:** DEER PATH NORTH PH 2

**Levels:** One

**Builder Name:** DR Horton

**Foundation Details:** Slab

**Parcel Number:** 31865-023-00

**Direction Faces:** Southeast

**Builder Model:** Cali

**Construction Materials:** Block, Concrete, Stucco

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

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Fee:** 46

**Community Features:** Street Lights

## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:**  
\$3,855

**Tax Legal Description:** SEC 18 TWP 15 RGE 23PLAT BOOK 014  
PAGE 199DEER PATH NORTH PHASE 2LOT 23

**Tax Lot:** 23



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## Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	18x11.3	First	11.3	18
Dining Room	11x10.5	First	10.5	11
Living Room	15.1x16.4	First	16.4	15.1
Primary Bedroom	12x15	First	15	12
Bedroom 2	10.4x11	First	11	10.4
Bedroom 3	10.4x11	First	11	10.4
Bedroom 4	11x11.8	First	11.8	11
Balcony/Porch/Lanai	11x8	First	8	11

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Street Lights

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

**Amenities:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Sidewalk, Sliding Doors

**Features:** Ceiling Fans(s), Eat-in Kitchen, Smart Home, Split Bedroom, Walk-In Closet(s)

## Building Details

**NewConstructionYN:** No

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

**Exterior material:** Block, Concrete, Stucco **Roof:** Shingle

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Showing Requirements:** Appointment Only, ShowingTime



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