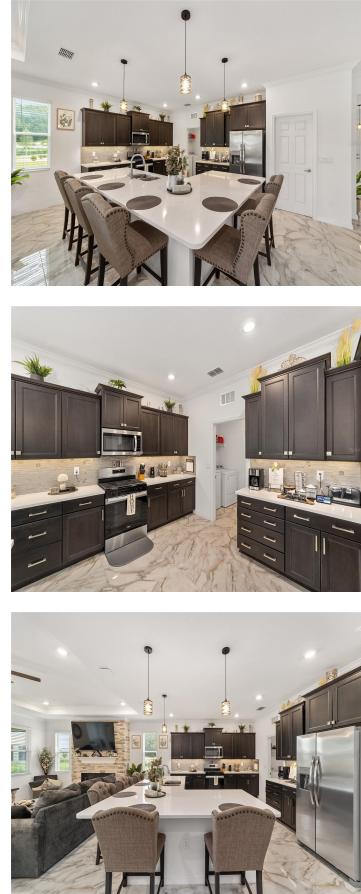


# 7037 86TH AVENUE OCALA FL 34481

<https://candiscarmichael.com>



\$20,000 PRICE REDUCTION on this upgraded 3Bed/2Bath home in On Top of the World! This nearly new 2024 home is move-in ready and offers elegant finishes throughout. Set on an oversized cul-de-sac lot in one of Ocala's most desirable 55+ communities, it combines smart design, tasteful upgrades, and comfortable luxury living. With over 2,100 sq. [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2118 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRO6345584



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

**Virtual Tour:** <https://www.youtube.com/watch?v=GCzE3PYhEKs>

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 11761 sq ft

**SubdivisionName:** WEYBOURNE LANDING PHASE 2

**GarageSpaces:** 2

**Date added:** Added 10 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 2118 sq ft

**Year built:** 2024

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

## Location Details

**Township:** 16

**Elementary School:** Marion Oaks Elementary School

**Road Surface Type:** Paved

**High School:** West Port High School

## Property Features



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**Interior Features:** Ceiling Fans(s), Coffered Ceiling(s), Kitchen/Family Room Combo, Open Floorplan

**Flooring:** Tile

**Patio And Porch Features:** Screened

**Fireplace Features:** Electric

**Attached Garage YN:** Yes

**Pets Allowed:** Breed Restrictions

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Appliances:** Dishwasher, Disposal, Microwave, Range

**Laundry Features:** Laundry Room

**Fireplace YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Sidewalk

**Utilities:** Electricity Available

**Sewer:** Public Sewer

**Heating:** Central

## Property Details

**Subdivision Name:** WEYBOURNE LANDING PHASE 2

**Parcel Number:** 3530-020-040

**Levels:** One

**Direction Faces:** Southwest

**Foundation Details:** Block

**Construction Materials:** Block, Stucco

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

## Association Information

**Association YN:** Yes

**Association Fee:** 220.75

**Association Fee Frequency:**

Monthly

**Community Features:** Clubhouse, Dog Park, Fitness Center, Gated Community - No Guard, Golf Carts OK, Golf, Pool, Racquetball, Restaurant, Tennis Court(s)

## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:**  
\$494

**Tax Legal Description:** SEC 12 TWP 16 RGE 20 PLAT BOOK 015  
PAGE 098 WEYBOURNE LANDING PHASE 2 LOT 40

**Tax Lot:** 40



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## Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	18x14	First	14	18
Bedroom 2	12x11	First	11	12
Bedroom 3	11x10	First	10	11
Kitchen	20x13	First	13	20
Primary Bathroom		First		
Living Room	24x18	First	18	24

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Dog Park, Fitness Center, Gated Community - No Guard, Golf Carts OK, Golf, Pool, Racquetball, Restaurant, Tennis Court(s)

**Utilities:** Electricity Available

**Amenities:** Dishwasher, Disposal, Microwave, Range

**GarageYN:** Yes

**FireplaceYN:** Yes

**Cooling:** Central Air

**ExteriorFeatures:** Sidewalk

**Features:** Ceiling Fans(s), Coffered Ceiling(s), Electric, Kitchen/Family Room Combo, Open Floorplan

## Building Details



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**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Heating:** Central

**Roof:** Shingle

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Showing Requirements:** Sentri Lock Box, ShowingTime



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