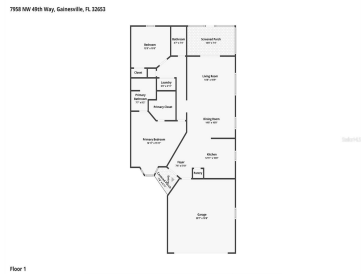


7958 49TH WAY GAINESVILLE FL 32653
https://candiscarmichael.com



A sense of serene composure defines this thoughtfully updated Gainesville residence, where clean design and effortless living come together in an established, quiet setting. Situated within a peaceful enclave known for its friendly spirit and enduring sense of community, the home presents an inviting, low-maintenance lifestyle with immediate turnkey convenience. Inside, an airy, open layout [...]

- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1207 sq ft



Courtesy of

Listing Office: REAL BROKER, LLC
Status: Active

Office ID: MFR805521714
MLS ID: MFRGC542504

Description



Call us now
Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 1207 sq ft

Year built: 2005

ListOfficeName: REAL BROKER, LLC

ListAOR: mfrmls

Date added: Added 1 hour ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 2614 sq ft

SubdivisionName: BLUES CREEK UNIT 6H

GarageSpaces: 2

Location Details

Township: 09

Elementary School: William S. Talbot Elem School-AL

High School: Gainesville High School-AL

Road Surface Type: Asphalt, Paved

Middle Or Junior School: Fort Clarke Middle School-AL

Property Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Interior Features: Crown Molding, Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Stone Counters, Thermostat, Walk-In Closet(s)

Flooring: Carpet, Ceramic Tile

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

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Lighting, Rain Gutters, Sidewalk

Security Features: Closed Circuit Camera(s), Security System

Utilities: BB/HS Internet Available, Cable Available, Electricity Available, Electricity Connected, Natural Gas Available, Phone Available, Sewer Available, Sewer Connected, Underground Utilities, Water Available, Water Connected

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Gas Water Heater, Microwave, Refrigerator, Washer

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

Parking Features: Covered, Driveway, Garage Door Opener, Ground Level

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Architectural Style: Traditional

Vegetation: Mature Landscaping, Trees/Landscaped

Sewer: Public Sewer

Heating: Natural Gas

Lot Features: Landscaped, Sidewalk, Paved

Property Details

Subdivision Name: BLUES CREEK UNIT 6H

Levels: One

Builder Name: New Generation Home Builders

Construction Materials: Vinyl Siding

Property Condition: Completed

Parcel Number: 06006-068-203

Direction Faces: East

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Association YN: Yes

Association Fee Frequency: Monthly

Association Amenities: Clubhouse,
Pool, Tennis Court(s)

Association Fee: 200

Association Fee Includes: Pool, Maintenance
Structure, Maintenance Grounds

Community Features: Clubhouse, Pool, Tennis
Court(s), Street Lights

Fees&Taxes

Tax Year: 2025

Tax Legal Description: BLUES CREEK UNIT 6-H PB 24 PG 50
LOT 203 OR 2952/1204

Tax Annual Amount: \$4,885

Tax Lot: 203

Rooms



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Room type	Dimensions	Level	Length	Width
Primary Bedroom	16x15	First	15	16
Kitchen	12x11	First	11	12
Living Room	13.2x14.9	First	14.9	13.2
Dining Room	14x10	First	10	14
Bedroom 2	12x10	First	10	12
Primary Bathroom	7x8	First	8	7
Bathroom 2	4x7	First	7	4
Laundry	5x2	First	2	5

Amenities & Features



Call us now

Phone: 727-888-3292
 Email: RealtorCandis@gmail.com



Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Closed Circuit Camera(s), Security System

ExteriorFeatures: Lighting, Rain Gutters, Sidewalk

Features: Crown Molding, Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Stone Counters, Thermostat, Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Clubhouse, Pool, Tennis Court(s), Street Lights

Utilities: BB/HS Internet Available, Cable Available, Electricity Available, Electricity Connected, Natural Gas Available, Phone Available, Sewer Available, Sewer Connected, Underground Utilities, Water Available, Water Connected

Amenities: Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Gas Water Heater, Microwave, Refrigerator, Washer

Building Details

ArchitecturalStyle: Traditional **NewConstructionYN:** No

Heating: Natural Gas

Exterior material: Vinyl Siding

Roof: Shingle

Parking: Covered, Driveway, Garage Door Opener, Ground Level

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Other Equipment: Irrigation Equipment

Showing Requirements: Appointment Only, Lock Box Electronic, ShowingTime



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE