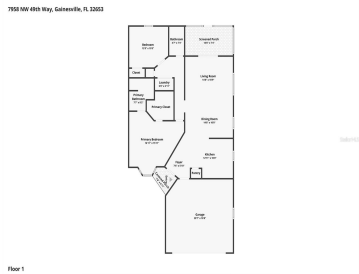


7958 49TH WAY GAINESVILLE FL 32653
https://candiscarmichael.com



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



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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 2 hours 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



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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, 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, 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: Electric

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



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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 Annual Amount: \$4,885

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

Tax Lot: 203

Rooms



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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



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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, Phone Available, Sewer Available, Sewer Connected, Underground Utilities, Water Available, Water Connected

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

Building Details

ArchitecturalStyle: Traditional **NewConstructionYN:** No

Heating: Electric

Exterior material: Vinyl Siding

Roof: Shingle

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

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Vacant

Showing Requirements: Appointment Only, Lock Box Electronic, ShowingTime



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