

8305 46TH LANE GAINESVILLE FL 32608

<https://candiscarmichael.com>



Lovely 3-bedroom, 2-bathroom home located in Haile Plantation’s quaint Founders Hill community, featuring fresh interior paint throughout. The home has luxury vinyl plank flooring, a beautifully remodeled primary bathroom, and a newer wood walkway and back deck. The split floor plan is centered around a vaulted great room with a cozy wood-burning fireplace, creating an [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1330 sq ft



Courtesy of

**Listing Office:** BEYCOME OF FLORIDA LLC

**Status:** Active

**Office ID:** MFR279508652

**MLS ID:** MFRO6376052



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Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 4792 sq ft

**SubdivisionName:** HAILE PLANTATION

**ListAOR:** mfrmls

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1330 sq ft

**Year built:** 1983

**ListOfficeName:** BEYCOME OF FLORIDA LLC

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## Location Details

**Township:** 10

**Road Surface Type:** Asphalt

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## Property Features

**Interior Features:** Ceiling Fans(s), High Ceilings, Split Bedroom

**Flooring:** Luxury Vinyl

**Fireplace YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Cooktop, Dishwasher, Dryer, Electric Water Heater, Refrigerator, Washer

**Laundry Features:** Inside

**Fireplace Features:** Living Room

**Exterior Features:** Other

**Utilities:** Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected

**Sewer:** Public Sewer

**Heating:** Natural Gas

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## Property Details



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**Subdivision Name:** HAILE PLANTATION

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 06860-050-075

**Direction Faces:** East

**Construction Materials:** Frame

**Property Condition:** Completed

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Quarterly

**Association Fee:** 309

**Association Fee Includes:** None

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:**  
\$4,879

**Tax Legal Description:** HAILE PLANTATION UNIT 5 PB M-2 LOT  
75 & 1/6 INT IN TRACT J OR 4867/2485

**Tax Lot:** 75

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## Rooms



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Room type	Level
Primary Bedroom	First
Bedroom 2	First
Bedroom 3	First
Primary Bathroom	First
Bathroom 2	First
Living Room	First
Laundry	First
Kitchen	First

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**ExteriorFeatures:** Other

**Features:** Ceiling Fans(s), High Ceilings, Living Room, Split Bedroom

**GarageYN:** No

**FireplaceYN:** Yes

**Cooling:** Central Air

**Utilities:** Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected

**Amenities:** Cooktop, Dishwasher, Dryer, Electric Water Heater, Refrigerator, Washer

## Building Details



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**NewConstructionYN:** No

**Exterior material:** Frame

**Heating:** Natural Gas

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Showing Requirements:** Call Owner, See Remarks



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