

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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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Basics

Bathrooms Full: 2	Date added: Added 4 hours ago
Category: Single Family Residence	Type: Residential
Bedrooms: 3 beds	Bathrooms: 2 baths
Half baths: 0 half baths	Area, sq ft: 1330 sq ft
Lot size, sq ft: 4792 sq ft	Year built: 1983
SubdivisionName: HAILE PLANTATION	ListOfficeName: BEYCOME OF FLORIDA LLC
ListAOR: mfrmls	

Location Details

Township: 10	Road Surface Type: Asphalt
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Property Features

Interior Features: Ceiling Fans(s), High Ceilings, Split Bedroom	Appliances: Cooktop, Dishwasher, Dryer, Electric Water Heater, Refrigerator, Washer
Flooring: Luxury Vinyl	Laundry Features: Inside
Fireplace YN: Yes	Fireplace Features: Living Room
Pets Allowed: Yes	Exterior Features: Other
Roof: Shingle	Utilities: Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Water Source: Public	Sewer: Public Sewer
Cooling: Central Air	Heating: Natural Gas
Furnished: Unfurnished	

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

Association Information

Association YN: Yes

Association Fee: 309

Association Fee Frequency: Quarterly

Association Fee Includes: None

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

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

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Showing Requirements: Call Owner, See Remarks



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