

8556 90TH LANE OCALA FL 34481

https://candiscarmichael.com



\$197,000



Welcome to a home that doesn't whisper potential... it announces it. New roof installed by the association in 2021 and a high-efficiency HVAC system updated in 2019. This beautifully maintained end-unit villa offers 2 bedrooms, 2 bathrooms, and over 1,200 square feet of thoughtfully designed living space — all on one level for effortless flow [...]

- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 1204 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRGC537936

Description



Call us now

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



**Virtual Tour:**

<https://www.zillow.com/view-imx/0b6e0813-b970-4909-a554-01168cdd81f0?wl=true&setAttribution=mls&initialViewType=pano>

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## Basics

**Unit Number:** F

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1204 sq ft

**Year built:** 1989

**View:** City

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

**Bathrooms Full:** 2

**Category:** Villa

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 2689 sq ft

**UnitNumber:** F

**SubdivisionName:** CIRCLE SQUARE WOODS

**GarageSpaces:** 1

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## Location Details

**Township:** 16

**Elementary School:** Hammett Bowen Jr. Elementary

**High School:** West Port High School

**Road Surface Type:** Asphalt, Paved

**Middle Or Junior School:** Liberty Middle School

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## Property Features



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**Interior Features:** Living Room/Dining Room Combo

**Flooring:** Luxury Vinyl

**Patio And Porch Features:** Enclosed, Front Porch, Rear Porch

**Garage YN:** Yes

**Garage Spaces:** 1

**Exterior Features:** Sliding Doors

**Window Features:** Skylight(s)

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Fire Hydrant, Phone Available, Sewer Connected, Underground Utilities, Water Connected

**View:** City

**Sewer:** Public Sewer

**Heating:** Central, Electric, Heat Pump

**Lot Features:** Near Golf Course

**Appliances:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Electric Dryer Hookup, In Garage, Washer Hookup

**Parking Features:** Driveway, Garage Door Opener, Golf Cart Parking

**Attached Garage YN:** Yes

**Pets Allowed:** Breed Restrictions, Number Limit, Yes

**Roof:** Shingle

**Architectural Style:** Florida

**Vegetation:** Mature Landscaping, Oak Trees, Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Partially

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## Property Details

**Subdivision Name:** CIRCLE SQUARE WOODS

**Levels:** One

**Direction Faces:** North

**Construction Materials:** Block

**Property Condition:** Completed

**Parcel Number:** 3530-2112-06

**Property Attached YN:** Yes

**Foundation Details:** Slab

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

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## Association Information



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**Association YN:** Yes

**Association Fee:** 493.96

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Guard - 24 Hour, Common Area Taxes, Pool, Escrow Reserves Fund, Maintenance Structure, Maintenance Grounds, Management, Security

**Association Amenities:** Basketball Court, Clubhouse, Gated

**Community Features:** Buyer Approval Required, Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Park, Pool, Restaurant, Tennis Court(s)

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$2,590

**Tax Legal Description:** SEC 24 TWP 16 RGE 20 PORTION OF TRACT Y CIRCLE SQUARE WOODS AS RECORDED IN PLAT BOOK P PAGE 060 BUILDING 2112 DWELLING F (8556-F SW 90TH LN)

**Tax Lot:** Y

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## Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	13x25	First	25	13
Kitchen	11x10	First	10	11
Dining Room	7x10	First	10	7
Primary Bedroom	14x14	First	14	14
Primary Bathroom	10x4	First	4	10
Bedroom 2	13x10	First	10	13
Bathroom 2	9x4	First	4	9

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Buyer Approval Required, Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Park, Pool, Restaurant, Tennis Court(s)

**ExteriorFeatures:** Sliding Doors

**Features:** Living Room/Dining Room Combo

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Skylight(s)

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Fire Hydrant, Phone Available, Sewer Connected, Underground Utilities, Water Connected

**Amenities:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer



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## Building Details

**ArchitecturalStyle:** Florida

**NewConstructionYN:** No

**Heating:** Central, Electric, Heat Pump

**Exterior material:** Block

**Roof:** Shingle

**Parking:** Driveway, Garage Door Opener, Golf Cart Parking

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## Miscellaneous

**Ownership:** Leasehold

**Occupant Type:**  
Owner

**Showing Requirements:** 24 Hour Notice, Appointment Only, Combination Lock Box, See Remarks, ShowingTime



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