

8556 90TH LANE OCALA FL 34481
https://candiscarmichael.com



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 **Office ID:** MFR261016803
Status: Active **MLS ID:** MFRGC537936

Description



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Email: RealtorCandis@gmail.com



Basics

Unit Number: F

Date added: Added 2 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

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

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

Property Details

Subdivision Name: CIRCLE SQUARE WOODS **Parcel Number:** 3530-2112-06

Levels: One

Direction Faces: North

Construction Materials: Block

Property Attached YN: Yes

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Property Condition: Completed

Association Information



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Association YN: Yes

**Association Fee
Frequency:** Monthly

Association Amenities:
Basketball Court, Clubhouse,
Gated

Association Fee: 493.96

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

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)

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

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

Heating: Central, Electric, Heat Pump

Roof: Shingle

NewConstructionYN: No

Exterior material: Block

Parking: Driveway, Garage Door Opener, Golf Cart Parking

Miscellaneous

Ownership: Leasehold

Occupant Type:
Owner

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



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