

# 8590 95TH COURT OCALA FL 34481

<https://candiscarmichael.com>



\$475,000



HUGE PRICE IMPROVEMENT, COME CHECK OUT THIS AMAZING PROPERTY!  
 Imagine spending the Florida Lifestyle in this beautiful Wellington model located in the Candler West - Stonebridge neighborhood within On Top of the World. Three spacious bedrooms and bathrooms, den/study, large center island kitchen with quartz counters, gas cooktop, stainless steel appliances, built in oven, microwave [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2814 sq ft



## Courtesy of

**Listing Office:** REAL BROKER, LLC

**Status:** Active

**Office ID:** MFR805521714

**MLS ID:** MFROM707014



### Call us now

Phone: 727-888-3292

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



---

## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/OM707014>

---

## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 2814 sq ft

**Year built:** 2017

**ListOfficeName:** REAL BROKER, LLC

**ListAOR:** mfrmls

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 1 floor

**Lot size, sq ft:** 12632 sq ft

**SubdivisionName:** ON TOP OF THE WORLD/CANDLER HILLS WEST STONEBRIDGE

**GarageSpaces:** 3

---

## Location Details

**Township:** 16S

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

**High School:** West Port High School

**Road Surface Type:** Asphalt

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

---

## Property Features



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Interior Features:** Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Stone Counters, Walk-In Closet(s)

**Flooring:** Tile

**Pool Features:** In Ground

**Spa Features:** Swim Spa

**Garage YN:** Yes

**Garage Spaces:** 3

**Exterior Features:** Lighting, Rain Gutters, Sliding Doors

**Security Features:** Gated Community, Smoke Detector(s)

**Utilities:** Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Underground Utilities, Water Connected

**Sewer:** Public Sewer

**Heating:** Electric

**Appliances:** Built-In Oven, Cooktop, Dishwasher, Disposal, Microwave, Refrigerator

**Laundry Features:** Inside, Laundry Room

**Spa YN:** Yes

**Parking Features:** Garage Door Opener, Golf Cart Garage, Ground Level

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK

**Roof:** Shingle

**Window Features:** Blinds

**Water Source:** Public

**Cooling:** Central Air

---

## Property Details

**Subdivision Name:** ON TOP OF THE WORLD/CANDLER HILLS WEST STONEBRIDGE

**Levels:** One

**Builder Model:** WELLINGTON

**Construction Materials:** Block, Concrete, Stucco

**Parcel Number:** 3531-000-080

**Direction Faces:** South

**Foundation Details:** Slab

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

---

## Association Information



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Fee:** 336.29

**Association Fee Includes:**

Guard - 24 Hour, Pool,  
Maintenance Grounds,  
Recreational Facilities

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

---

## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:**  
\$4,801

**Tax Legal Description:** SEC 14 TWP 16 RGE 20 PLAT BOOK 012  
PAGE 133 CANDLER HILLS WEST STONEBRIDGE PHASE II LOT 80

**Tax Lot:** 80

---

## Rooms



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

| Room type        | Level |
|------------------|-------|
| Primary Bedroom  | First |
| Primary Bathroom | First |
| Bedroom 1        | First |
| Bedroom 2        | First |
| Kitchen          | First |
| Great Room       | First |
| Dining Room      | First |

---

## Amenities & Features



### Call us now

Phone: 727-888-3292

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



**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Spa Features:** Swim Spa

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

**ExteriorFeatures:** Lighting, Rain Gutters, Sliding Doors

**Utilities:** Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Underground Utilities, Water Connected

**Amenities:** Built-In Oven, Cooktop, Dishwasher, Disposal, Microwave, Refrigerator

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**Security Features:** Gated Community, Smoke Detector(s)

**WindowFeatures:** Blinds

**PoolFeatures:** In Ground

**Features:** Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Stone Counters, Walk-In Closet(s)

---

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Concrete, Stucco

**Parking:** Garage Door Opener, Golf Cart Garage, Ground Level

**Heating:** Electric

**Roof:** Shingle

---

## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

**Showing Requirements:** Appointment Only, Lock Box Electronic, ShowingTime



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE