

# 8746 45TH COURT OCALA FL 34476

<https://candiscarmichael.com>



One or more photo(s) has been virtually staged. This wonderful 2023-built single-family two-story home offers 3 bedrooms and 2.5 baths with a layout designed for comfortable everyday living. The main level features an open-concept design that connects the living, dining, and kitchen areas for an easy, natural flow. Upstairs, you'll find all three bedrooms plus [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2022 sq ft



## Courtesy of

**Listing Office:** MARK SPAIN REAL ESTATE  
**Status:** Active

**Office ID:** MFR261019292  
**MLS ID:** MFRO6380684



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



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/O6380684>

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## Basics

**Bathrooms Full:** 2

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 2022 sq ft

**Year built:** 2024

**ListOfficeName:** MARK SPAIN REAL ESTATE

**ListAOR:** mfrmls

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Lot size, sq ft:** 7405 sq ft

**SubdivisionName:** OCALA XINGS SOUTH PH ONE

**GarageSpaces:** 2

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## Location Details

**Township:** 16

**Road Responsibility:** Public Maintained Road

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

**Road Surface Type:** Asphalt, Paved

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

**High School:** West Port High School

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## Property Features



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**Interior Features:** Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Upstairs, Smart Home, Solid Surface Counters, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Ceramic Tile

**Patio And Porch Features:** Patio

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Sidewalk, Sliding Doors

**Roof:** Shingle

**Window Features:** Blinds

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

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Dishwasher, Dryer, Electric Water Heater, Microwave, Refrigerator, Solar Hot Water, Washer

**Laundry Features:** Electric Dryer Hookup, Inside, Laundry Room, Upper Level, Washer Hookup

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

**Attached Garage YN:** Yes

**Pets Allowed:** Breed Restrictions, Yes

**Fencing:** Vinyl

**Security Features:** Smoke Detector(s)

**Architectural Style:** Traditional

**Vegetation:** Mature Landscaping

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Lot Features:** In County, Sidewalk, Paved

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## Property Details

**Subdivision Name:** OCALA XINGS SOUTH PH ONE **Parcel Number:** 35623-04-044

**Levels:** Two

**Foundation Details:** Slab

**Direction Faces:** East

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

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

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## Association Information



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**Association YN:** Yes

**Association Fee:** 330

**Association Fee Frequency:** Quarterly

**Association Fee Includes:** Common Area Taxes, Pool, Recreational Facilities

**Association Amenities:** Clubhouse, Park, Playground, Pool, Recreation Facilities

**Community Features:** Clubhouse, Community Mailbox, Park, Playground, Pool, Sidewalks, Street Lights

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:**  
\$3,819

**Tax Legal Description:** SEC 15 TWP 16 RGE 21PLAT BOOK 015  
PAGE 028OCALA CROSSINGS SOUTH PHASE ONEBLK D LOT 44

**Tax Lot:** 44

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## Rooms

Room type	Level
Kitchen	First
Dining Room	First
Living Room	First
Primary Bedroom	Second
Bedroom 2	Second
Bedroom 3	Second
Bonus Room	Second



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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Smoke Detector(s)

**WindowFeatures:** Blinds

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

**Amenities:** Dishwasher, Dryer, Electric Water Heater, Microwave, Refrigerator, Solar Hot Water, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Clubhouse, Community Mailbox, Park, Playground, Pool, Sidewalks, Street Lights

**ExteriorFeatures:** Sidewalk, Sliding Doors

**Features:** Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Smart Home, Solid Surface Counters, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

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## Building Details

**ArchitecturalStyle:** Traditional **NewConstructionYN:** No

**Heating:** Central, Electric

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

**Roof:** Shingle

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

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Vacant

**Showing Requirements:** Combination Lock Box, Lockbox, Lock Box No Call, ShowingTime



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