

9070 106TH AVENUE OCALA FL 34481

<https://candiscarmichael.com>



Virtually Staged. ARIANA MODEL | ON TOP OF THE WORLD BEAUTIFULLY UPGRADED, MOVE-IN READY, AND DESIGNED FOR THE FLORIDA LIFESTYLE! Welcome to this meticulously maintained Ariana model in Avalon Phase 7 at On Top of the World. Offering 1,983 square feet of living space, this thoughtfully designed home features 2 bedrooms, 2 bathrooms, a versatile [...]

- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1983 sq ft



Courtesy of

Listing Office: REAL BROKER, LLC

Status: Active

Office ID: MFR805521714

MLS ID: MFROM733682



Call us now

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



Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 1983 sq ft

Year built: 2021

ListOfficeName: REAL BROKER, LLC

Date added: Added 5 minutes ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 9583 sq ft

SubdivisionName: ON TOP OF THE WORLD AVALON
PHASE 7

ListAOR: mfrmls

Location Details

Township: 16S

Road Responsibility: Private Maintained Road

Road Surface Type: Paved

Property Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Interior Features: Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s)

Flooring: Tile

Patio And Porch Features: Front Porch, Rear Porch, Screened

Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

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

Water Source: Private

Cooling: Central Air

Furnished: Unfurnished

Appliances: Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range Hood, Refrigerator, Washer

Laundry Features: Gas Dryer Hookup, Inside, Laundry Room, Washer Hookup

Parking Features: Driveway, Garage Door Opener, Golf Cart Parking, Oversized, Tandem

Attached Garage YN: Yes

Exterior Features: Lighting, Smart Irrigation

Window Features: Blinds, Double Pane Windows, Insulated Windows

Vegetation: Trees/Landscaped

Sewer: Private Sewer

Heating: Central, Gas, Heat Pump

Property Details

Subdivision Name: ON TOP OF THE WORLD AVALON PHASE 7

Levels: One

Builder Model: Ariana

Construction Materials: Block, Stucco

Parcel Number: 3530-037-085

Direction Faces: East

Foundation Details: Slab

Listing Terms: Cash, Conventional, VA Loan

Association Information



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Association YN: Yes

Association Fee Frequency:
Monthly

Association Amenities:
Clubhouse, Fence Restrictions,
Fitness Center, Gated,
Maintenance, Pickleball Court(s),
Pool, Racquetball, Recreation
Facilities, Sauna, Spa/Hot Tub,
Tennis Court(s)

Association Fee: 493.63

Association Fee Includes: Common Area Taxes, Pool,
Escrow Reserves Fund, Maintenance Structure,
Maintenance Grounds, Management, Private Road,
Recreational Facilities, Trash

Community Features: Association Recreation - Owned,
Buyer Approval Required, Clubhouse, Community Mailbox,
Deed Restrictions, Dog Park, Fitness Center, Gated
Community - No Guard, Golf Carts OK, Golf, Pool,
Racquetball, Restaurant, Sidewalks, Special Community
Restrictions, Tennis Court(s), Street Lights

Fees&Taxes

Tax Year: 2025

Tax Annual Amount:
\$4,298

Tax Legal Description: SEC 22 TWP 16 RGE 20 PLAT BOOK 013
PAGE 147 ON TOP OF THE WORLD AVALON PHASE 7 LOT 85

Tax Lot: 85

Rooms



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Room type	Dimensions	Level	Length	Width
Primary Bedroom	13.6x18.3	First	18.3	13.6
Bedroom 2	11x10.2	First	10.2	11
Dining Room		First		
Living Room	28.7x30.1	First	30.1	28.7
Kitchen	9.9x13.11	First	13.11	9.9
Office	9.9x11.11	First	11.11	9.9

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Association Recreation - Owned, Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - No Guard, Golf Carts OK, Golf, Pool, Racquetball, Restaurant, Sidewalks, Special Community Restrictions, Tennis Court(s), Street Lights

ExteriorFeatures: Lighting, Smart Irrigation

Features: Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

WindowFeatures: Blinds, Double Pane Windows, Insulated Windows

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

Amenities: Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range Hood, Refrigerator, Washer



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Driveway, Garage Door Opener, Golf Cart Parking, Oversized, Tandem

Heating: Central, Gas, Heat Pump

Roof: Shingle

Miscellaneous

Ownership: Leasehold

Other Equipment: Irrigation Equipment, Smart Irrigation

Occupant Type: Vacant

Showing Requirements: Combination Lock Box, ShowingTime



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE