

# 9110 89TH TERRACE OCALA FL 34481

<https://candiscarmichael.com>



\$171,888



LUXUARY LIVING AT ON TOP OF THE WORLD 55+ COMMUNITY! Come see this beautiful Bostonian Villa on a corner lot! One of the most affordable properties in this community with NEWER ROOF 2022, NEW A/C 2026, FRESH EXTERIOR PAINT 2025, NEW WINDOWS 2025, INTERIOR PAINTED 2025, BOTH BATHROOMS HAVE NEW VANITIES AND TOILETS! NEW CHANDELIER. [...]

- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 1688 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFROM725600



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



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## Description

**Virtual Tour:** <https://www.youtube.com/shorts/WGac51FZPUs>

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## Basics

**Unit Number:** A

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 2762 sq ft

**UnitNumber:** A

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

**Bathrooms Full:** 2

**Category:** Villa

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1688 sq ft

**Year built:** 1991

**SubdivisionName:** ON TOP OF THE WORLD

**GarageSpaces:** 2

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## Location Details

**Township:** 16S

**Road Surface Type:** Asphalt

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## Property Features



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**Interior Features:** Ceiling Fans(s), Thermostat, Walk-In Closet(s)

**Flooring:** Carpet, Ceramic Tile, Epoxy, Laminate

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Rain Gutters

**Security Features:** Gated Community

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, Natural Gas Available, Private, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Connected

**Sewer:** Private Sewer

**Heating:** Central, Natural Gas

**Lot Features:** Corner Lot, Paved, Private

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

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

**Attached Garage YN:** Yes

**Pets Allowed:** Breed Restrictions, Cats OK, Dogs OK, Number Limit

**Roof:** Shingle

**Window Features:** Skylight(s)

**Water Source:** Private

**Cooling:** Central Air

**Furnished:** Negotiable

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## Property Details

**Subdivision Name:** ON TOP OF THE WORLD **Parcel Number:** 3530-2167-01

**Levels:** One

**Direction Faces:** East

**Builder Model:** Bostonian

**Foundation Details:** Slab

**Construction Materials:** Block, Stone

**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:** Cable TV, Pool, Internet, Maintenance Grounds, Private Road, Recreational Facilities, Sewer, Trash

**Association Amenities:** Clubhouse, Fitness Center, Gated, Golf Course, Pickleball Court(s), Pool, Racquetball, Recreation Facilities, Sauna, Spa/Hot Tub, Tennis Court(s), Trail(s)

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

## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$3,133

**Tax Legal Description:** SEC 24 TWP 16 RGE 20 PORTION OF TRACT Y CIRCLE SQUARE WOODS AS RECORDED IN PLAT BOOK P PAGES 030-103 BUILDING 2167 DWELLING A (9110-A SW 89TH TER)

**Tax Lot:** Y

## Rooms

| Room type       | Dimensions | Level | Length | Width |
|-----------------|------------|-------|--------|-------|
| Primary Bedroom | 15x15.2    | First | 15.2   | 15    |
| Great Room      | 22x12.6    | First | 12.6   | 22    |
| Living Room     | 14x22.8    | First | 22.8   | 14    |
| Family Room     |            | First |        |       |
| Kitchen         |            | First |        |       |



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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Gated Community

**WindowFeatures:** Skylight(s)

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, Natural Gas Available, Private, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Connected

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

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

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

**ExteriorFeatures:** Rain Gutters

**Features:** Ceiling Fans(s), Thermostat, Walk-In Closet(s)

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stone

**Heating:** Central, Natural Gas

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Leasehold

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

**Showing Requirements:** Supra Lock Box, Appointment Only, See Remarks, ShowingTime



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