

# 9400 307TH COURT FORT MC COY FL 32134

<https://candiscarmichael.com>



**\$187,000**



Experience the perfect blend of modern comfort and natural Florida beauty at 9400 NE 307th Ct in Fort McCoy. This beautifully remodeled 3-bedroom, 2-bath home sits just moments from Lake George and offers peaceful, secluded living surrounded by the Ocala National Forest. Inside, you'll find a completely refreshed interior featuring stainless steel appliances, a cozy [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1266 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRO6365638



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/O6365638>

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1266 sq ft

**Year built:** 1975

**SubdivisionName:** PONDEROSA

**ListAOR:** mfrmls

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 6098 sq ft

**View:** Water

**ListOfficeName:** LPT REALTY, LLC

## Location Details

**Township:** 14S

**Road Surface Type:** Dirt

## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Stone Counters, Thermostat

**Flooring:** Ceramic Tile, Luxury Vinyl

**Fireplace YN:** Yes

**Pets Allowed:** Yes

**Roof:** Metal

**Window Features:** Double Pane Windows

**View:** Water

**Sewer:** Septic Tank

**Heating:** Heat Pump

**Appliances:** Electric Water Heater, Microwave, Range, Refrigerator

**Laundry Features:** Electric Dryer Hookup, Inside, Washer Hookup

**Fireplace Features:** Living Room

**Exterior Features:** Private Mailbox

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

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

**Water Source:** Well

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** PONDEROSA

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional

**Parcel Number:** 16810-008-06

**Direction Faces:** East

**Construction Materials:** Stucco, Frame

**Property Condition:** Completed

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## Association Information

**Association YN:** Yes

**Association Fee:** 100

**Association Fee Frequency:** Annually

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## Fees&Taxes



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**Tax Year:** 2025

**Tax Annual Amount:**  
\$1,877

**Tax Legal Description:** SEC 12 TWP 14 RGE 26 PLAT BOOK UR PAGE 264 PONDEROSA BK H LOT 6 MORE PARTICULARLY DESC AS FOLLOWS: COM AT NW COR OF NE 1/4 OF SW 1/4 OF SEC 12 TH E 714.91 FT TH S 27-26 E 1469.22 FT TH N 81-30 E 417.77 FT TH N 02- 08 W 350.3 FT TO POB TH N 02-08 W 60 FT TH N 81-30 E 135.22 FT TH S 02-08 E 60 FT TH S 81-30 W 135.22 FT TO POB.

**Tax Lot:** 6

## Rooms

Room type	Level
Primary Bedroom	First
Bedroom 2	First
Bedroom 3	First
Living Room	First
Kitchen	First

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

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

**ExteriorFeatures:** Private Mailbox

**Features:** Ceiling Fans(s), Eat-in Kitchen, Living Room, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Stone Counters, Thermostat

**GarageYN:** No

**FireplaceYN:** Yes

**Cooling:** Central Air

**WindowFeatures:** Double Pane Windows

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

**Amenities:** Electric Water Heater, Microwave, Range, Refrigerator

## Building Details

**NewConstructionYN:** No

**Exterior material:** Frame, Stucco

**Heating:** Heat Pump

**Roof:** Metal

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Tenant

**Showing Requirements:** 24 Hour Notice, Appointment Only, See Remarks, ShowingTime



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