

# 9963 82ND STREET ROAD OCALA FL 34481

<https://candiscarmichael.com>



**\$790,000**

Located in the desirable Ashford neighborhood of Ocala's renowned On Top of the World 55+ community, this stunning 2023-built home blends modern luxury with resort-style living. Featuring 3 bedrooms, 3 bathrooms, a desirable split-bedroom layout, and both a 2-car plus separate 1-car garage, this residence is loaded with premium upgrades throughout. The heart of the [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2893 sq ft



## Courtesy of

**Listing Office:** COMPASS FLORIDA LLC

**Office ID:** MFR260033445

**Status:** Active

**MLS ID:** MFRTB8461002



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

## Description

### Virtual Tour:

<https://mls.kuu.la/share/collection/7HCXq?fs=1&vr=1&sd=1&initload=0&thumbs=1>

## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 2893 sq ft

**Year built:** 2023

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 1 floor

**Lot size, sq ft:** 11761 sq ft

**SubdivisionName:** CANDLER HILLS WEST ASHFORD & B

**ListOfficeName:** COMPASS FLORIDA LLC

**GarageSpaces:** 3

**ListAOR:** mfrmls

## Location Details

**Township:** 16S

**Road Surface Type:** Paved

## Property Features



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



**Interior Features:** Ceiling Fans(s), Open Floorplan, Thermostat

**Flooring:** Tile

**Patio And Porch Features:** Covered, Enclosed, Front Porch, Screened

**Pool Features:** In Ground, Lighting, Salt Water

**Spa Features:** Heated, In Ground

**Garage YN:** Yes

**Garage Spaces:** 3

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

**Utilities:** BB/HS Internet Available, Natural Gas Connected, Sewer Connected, Underground Utilities, Water Connected

**Sewer:** Private Sewer

**Heating:** Central, Natural Gas

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

**Laundry Features:** Laundry Room

**Pool Private YN:** Yes

**Spa YN:** Yes

**Parking Features:** Covered, Driveway, Garage Door Opener, Golf Cart Parking, Ground Level, Guest, Off Street

**Attached Garage YN:** Yes

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

**Roof:** Shingle

**Water Source:** Private

**Cooling:** Central Air, Mini-Split Unit(s)

**Furnished:** Negotiable

## Property Details

**Subdivision Name:** CANDLER HILLS WEST  
ASHFORD & B

**Levels:** One

**Builder Name:** Colen Built

**Foundation Details:** Slab

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

**Parcel Number:** 3531-003-019

**Direction Faces:** East

**Builder Model:** Aberdeen

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

## Association Information



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



**Association YN:** Yes

**Association Fee:** 366.1

**Association Fee Frequency:** Monthly

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

**Association Amenities:**

Clubhouse, Fitness Center, Gated, Golf Course, Pickleball Court(s), Racquetball

**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, Tennis Court(s), Wheelchair Access, Street Lights

## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:**  
\$8,184

**Tax Legal Description:** SEC 14 TWP 16 RGE 20 PLAT BOOK 014  
PAGE 049 CANDLER HILLS WEST ASHFORD AND BALFOUR LOT 19

**Tax Lot:** 19

## Green Building Info

**Green Water Conservation:** Drip Irrigation

**Green Energy Efficient:** Appliances, HVAC, Insulation, Roof, Thermostat, Water Heater, Windows

## Rooms



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Room type	Dimensions	Level	Length	Width
Primary Bedroom	13.1x24.1	First	24.1	13.1
Bedroom 2	13.3x21.3	First	21.3	13.3
Bedroom 3	13.3x11.1	First	11.1	13.3
Primary Bathroom	12.9x17.8	First	17.8	12.9
Office	11.9x14.1	First	14.1	11.9
Living Room	17.6x25	First	25	17.6
Kitchen	16.11x23.2	First	23.2	16.11

## Amenities & Features



### Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



**Waterfront available:** No  
**AttachedGarageYN:** Yes  
**PoolPrivateYN:** Yes  
**Spa Features:** Heated, In Ground

**GarageYN:** Yes  
**FireplaceYN:** No  
**Cooling:** Central Air, Mini-Split Unit(s)  
**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, Tennis Court(s), Wheelchair Access, Street Lights

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

**Utilities:** BB/HS Internet Available, Natural Gas Connected, Sewer Connected, Underground Utilities, Water Connected

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

**PoolFeatures:** In Ground, Lighting, Salt Water

**Features:** Ceiling Fans(s), Open Floorplan, Thermostat

## Building Details

**NewConstructionYN:** No

**Heating:** Central, Natural Gas

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

**Roof:** Shingle

**Parking:** Covered, Driveway, Garage Door Opener, Golf Cart Parking, Ground Level, Guest, Off-street

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Other Equipment:** Irrigation Equipment, Private Yard

**Showing Requirements:** ShowingTime



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE