



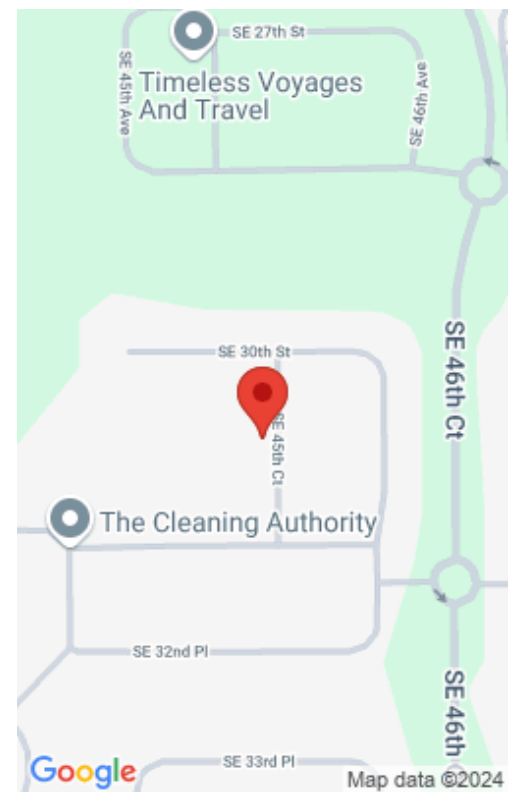
**\$389,500**

## **3020 SE 45TH CT, OCALA, FL 34480, USA**

<https://restaurantsalesleasing.com>

One or more of the photo(s) have been virtually staged. "Turn Key"  
Beautiful 4 bedroom 2 bathroom split bedroom home in much  
desired gated SE community. 2024, Interior paint, range,  
microwave, carpet and laminate flooring, updated light fixtures.  
2022, HVAC, exterior paint. Home has cathedral ceilings formal  
dining room, eat in breakfast area and counter top [...]

- 4 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 2256 sq ft



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## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Area:** 2256 sq ft

**Subdivision Name:** MAGNOLIA POINTE

**Parcel Number:** 29736-001-75

**Bathrooms Full:** 2

**DOM:** 1

**List Office MLS ID:** MFR271500038

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Year built:** 2006

**Total Acreage:** 1/4 to less than 1/2 acres

**Township:** 15

**County:** Marion

**Lot Size Acres:** 0.33 acres

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## Building Details

**Roof:** Shingle

**Construction Materials:** Block, Stucco

**Garage Spaces:** 2

**Lot Features:** Landscaped, Paved

**Water Source:** Public

**Flooring:** Carpet, Laminate, Tile

**Heating:** Heat Pump

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## Amenities & Features

**Window Features:** Blinds, Window Treatments

**Utilities:** Cable Available, Electricity Available, Electricity Connected

**Association Fee Frequency:** Monthly

**Community Features:** Gated Community - No Guard

**Interior Features:** Built-in Features, Cathedral Ceiling(s), Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, L Dining, Split Bedroom, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

**Sewer:** Public Sewer

**Association Amenities:** Gated

**Appliances:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

**Exterior Features:** Rain Gutters, Sliding Doors

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



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## Fees & Taxes

**Association Fee:** \$73

**Tax Annual Amount:** \$3,938

**Tax Year:** 2023

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## Miscellaneous

**Ownership:** Fee Simple

**Zoning:** R-1A

**List Office Name:** COLDWELL BANKER ELLISON REALTY  
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**Attribution Contact:** 352-732-8350

