

Residential
MLS # 329532 Active**1636 NW 8 Avenue**
Gainesville, FL 32603**L\$219,000** 

Type: (DET)Detached/Not Mobile Home
Style: Vintage/Historic
Beds: 4
Full Baths: 3
Half-Baths: 0
Split BR Plan: No
Year Built: 1946
Total Ht/Cool SF: 3,042
Total SF Under Roof: 3,392
SqFt Source: SF from Tax Roll
Parcel Size-Range: .50-.99
Apx Lot Dim.: 130 x 293

Area: 400-N. Of Uf Area
County: Alachua
Subdivision: Forest Park Replat(400)
New Constr.: No
Condition: (OTH)Other
Sect-Twp-Rng: 31-9-20
Assoc. Fee: No
Assoc. Fee \$:
Assoc. Fee Pd:
Parcel Size: .86 Acres
Short Sale: Yes

Legal: FOREST PARK REPLAT PB C-88 W 105 FT OF BK 1 OR 878/440 AND E1/2 OF 50 FT ST BETWEEN BK 1 & 2 PER CITY UNREC QCD ALSOSEC 319-20 AND R/W OR 1744/2979

HOA Name: **HOA Phone:**

Builder Name: **Model:**

Tax Parcel #: 15250-000-000

Tax Jurisdiction: Gainesville City

Zoning: RSF-1

Save our Homes:

No

Homestead Exemp (Last Yr Appl): 2008

Remarks: This property is subject to a Short Sale. Pre-approved list price by the Lender. Vintage home with updated kitchen, roof updated in "06" and a salt water pool. This home is an architect's delight with its soaring 2 story spaces that let natural light into the home. The exterior spaces are a gardener's delight with an orchard in the front which is self sustaining – zero maintenance, and a ravine in the rear affording privacy while enjoying your salt water pool. The brick wall to the left of the property insures complete privacy in the yard. Too many outstanding features to describe – you must see this one yourself! This one of a kind home is within walking distance to UF. You'll love the amazing spaces this home has to offer!

Nearest Main St/Rd: 8th Ave

Directions: From 34th street travel east on 8th avenue to approximately 4 blocks east of the light at NW 22nd street. Home is on the left.

FEATURES

Equip./Appl.: Cable TV/Prewired , Dishwasher , High Speed Internet , Oven Gas , Refrigerator , Water Softener

Subdivision Info: Sidewalks , Street Lights

Exterior Misc.: In Ground Pool , Lanai/Covered Porch , Open Patio , Screened Porch/Room , Storage Building , Wooded Lot

Interior Misc.: Wet Bar

Const.-Exterior: Brick/Brick Veneer , Frame

Other Rooms: Bonus , Family , Great Room , In-Law Suite , Laundry Other , Living , Loft , Master Downstairs

Property Access: Paved , Public Maintained

Heating/Cooling: Central Cool/Electric , Central Heat/Natural Gas , Energy Efficient

Lot Type: Creek on Property , Wooded Lot

Hot Wtr Srce: Gas Water Heater

Fencing: Chain Link , Complete Perimeter , Concrete/Block , Wood

Floors: Ceramic Tile , Simulated Wood , W/W Carpet , Wood

Parking: Additional Parking , No Garage/Carport

Roof: Shingle

Dining Area: Separate Dining

Equip. Leased:

Utilities Source: GRU , Metered Water , Natural Gas , Sewer

Seller Info: Provide Title Insurance

Certifications:

Docs In MLS: Community Summ Disclosure , Lead Based Paint , Sellers Disclosure

Terms: Sold As Is

Docs Available: Community Summ Disclosure , Lead Based Paint , Sellers Disclosure

PREPARED BY



Jocelyne Grandjean-Brown

Re/Max Professionals

4907-A NW 43rd Street

Gainesville, FL 32606

Office Ph# : (352) 375-1002

Cell Ph# : (352) 870-9929

Fax Ph# : (352) 373-7058

Email : alachuarealtor@gmail.com



<http://www.alachuarealtor.com>

Listed By: Re/Max Professionals

www.abovethecrowdonline.com

Copyright 2012 Gainesville Multiple Listing Inc. 01/03/2012 08:04 PM

** All information regardless of source, including square footage and lot sizes is deemed reliable but not guaranteed and should be verified by a personal inspection and/or with the appropriate professional(s). **

Photo Gallery List# R 329532A



Entry



Fruit trees galore!



Mother-in-law suite



** All information regardless of source, including square footage and lot sizes is deemed reliable but not guaranteed and should be verified by a personal inspection and/or with the appropriate professional(s). **

Photo Gallery List# R329532A



© 2012 GACAR



© 2012 GACAR



© 2012 GACAR



© 2012 GACAR

Salt water pool



© 2012 GACAR

Two story family room



© 2012 GACAR

Living room

Copyright 2012 Gainesville Multiple Listing Inc. 01/03/2012 08:04 PM
Prepared By: [Jocelyne Grandjean-Brown](#)

Photo Gallery List# R329532A



© 2012 GACAR

Updated kitchen

Copyright 2012 Gainesville Multiple Listing Inc. 01/03/2012 08:04 PM
Prepared By: [Jocelyne Grandjean-Brown](#)