

For Sale By Owner

Development: Newberry Oaks
23535 N.W. 3rd Ave., 32669

By Appointment Only! Contact Home Owner at 352-262-9880 352-262-8765



View more pictures and details online at
www.FSBOinGainesville.com/70107



Bring your family home to this spacious 4 bedroom, 2 bath home located on a large .33 acre lot. Newberry Oaks is a newer community comprised of young families and professionals. The ideal location that offers a fast and easy 15 minute commute to I-75, the Oaks Mall and North Florida Regional Medical Center.

The split bedroom design has an open and bright floorplan with vaulted ceilings and decorative plant ledges that accent the high ceilings. There is a separate Formal Dining Room located off the tiled front entry. The kitchen features a cozy breakfast nook with a lovely bay window that overlooks the private and fenced backyard. You'll love the Owner's Retreat which includes a sitting area, a room-sized walk-in closet and elegant crown molding. The Glamour Bath includes a corner jetted tub, his and her separate vanities, walk-in shower, and a separate w/c.

Features:

- ◆ 4 bedrooms, 2 bathrooms - split bedroom floor plan
- ◆ Year Built: 2004 (October)
- ◆ 1693 s.f. heated and cooled, 2101 s.f. under roof
- ◆ 2 car garage with automatic door and drop down ladder access to attic space

- ◆ Hardiplank siding on all sides
- ◆ .33 Acre Lot with 6 ft. privacy fence
- ◆ Indoor Laundry Room with garage access
- ◆ Vaulted ceilings in main living area. Many decorative plant ledges
- ◆ Separate Formal Dining Room
- ◆ Spacious eat-in Kitchen with Breakfast Nook. Upgraded Kenmore appliances include a side by side refrigerator with water and ice dispenser, space saver microwave, ceramic top range, and dishwasher. Upgraded maple cabinets, beautiful counter-tops, ceramic tile backsplash, recessed lighting and skylight
- ◆ 2" blinds throughout
- ◆ Ceiling fans in all rooms
- ◆ The Owner's Retreat includes decorative crown molding and a room-sized walk-in closet
- ◆ Glamour Bathroom with corner jetted tub, oversized tiled shower, two separate vanity areas, separate w/c
- ◆ Coat closet in front entry
- ◆ Berber carpet throughout - Bathrooms both are tiled
- ◆ Irrigation System in front and back yards
- ◆ Absolute immaculate move-in condition!



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Price: \$214,900