



532 SW Woodland Avenue • Fort White, FL 32038
MLS# GC516233



COLDWELL BANKER
M.M. PARRISH REALTORS



Front Entry, Foyer and Dining Room

Chosen specifically by the Sellers in Santa Fe River Plantations, this 4.87 acre lot is scattered with hardwoods. This Craftsman country charmer home, located just over the Alachua County line, is situated in Columbia County, where you will enjoy significantly lower property taxes – currently \$167/month.

Located just 5 minutes from downtown High Springs, enjoy dining and shopping in locally owned stores.

Santa Fe River Plantations boasts County maintained roads. In addition, this home has a concrete driveway from the road all the way to the attached 22 x 24 ft carport that can easily accommodate your cars, trucks, or your camper.

If you want to enjoy nature from the front of your home, there is a covered porch that spans the width of the house.

If you want a home with plenty of natural light, both the living room and dining area, which is adjacent to the kitchen, have eight windows, facing south, east and north.



*Dining room virtually staged



Spacious Living Room, Kitchen and Breakfast Nook

The front door opens into the tiled foyer. To the left is the living room, complete with wood burning fireplace with brick surround as its focal point. With its approximate room measurements of 20x19 feet, there is room not only for all of your living room furniture but an area for a corner home office.

You can enter the kitchen off the dining room or through the main hallway. The nook has a 3-sided bay window with direct backyard views. The kitchen features wood cabinetry, four upper display cabinets, a tile backsplash, a center island with sink and all stainless-steel appliances, which convey with the home.



*Living room virtually staged



One aspect about this house is the amount of storage you will have. In addition to the abundance of cabinetry in the kitchen and desk area, this home has a walk-in pantry. Opposite the pantry is the door to the screened lanai.

Next to the pantry is the third full bathroom. This bath features a single sink vanity with three drawers and cabinet storage and a tub/shower combination.

Around the corner from the pantry and bath is the laundry room which features a stationary sink. The single French door provides direct access to the carport.

Pantry, 3rd Bath, and Laundry Room





Master Bedroom and En Suite Bath

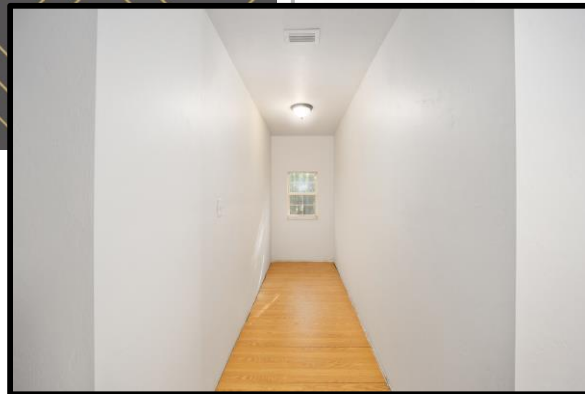
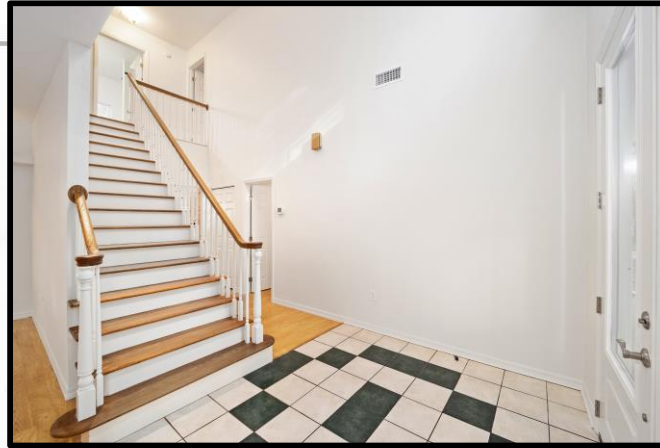
Across from the under stair case storage, off the main hallway of the home between the foyer and the kitchen, is the master bedroom.

The master features the same laminate flooring as found in the living room, dining room, and hallway.

This room also features a wood burning fireplace as its focal point. In addition, the en suite bathroom has a sunken jetted tub tucked into its own bay window. Outside of the bath, to ensure less humidity than if located inside the bathroom, is the walk-in closet.



*Staircase, Upstairs
Bedrooms and Full Bath*



Master Bedroom and

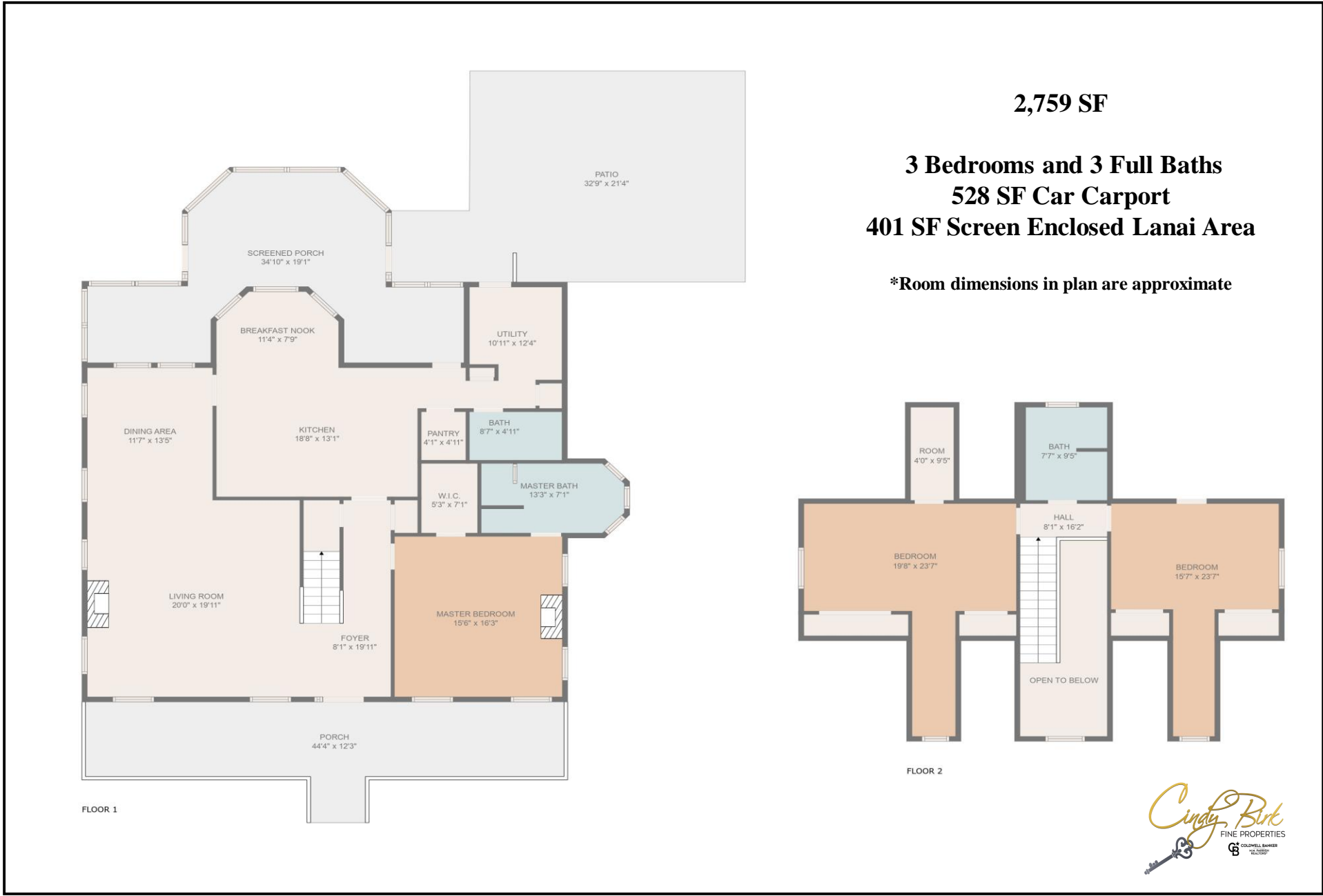
*Screen Enclosed
Lanai*

528 SF Carport

Fenced Dog Run

*Aerial of the 4.87
Acres*

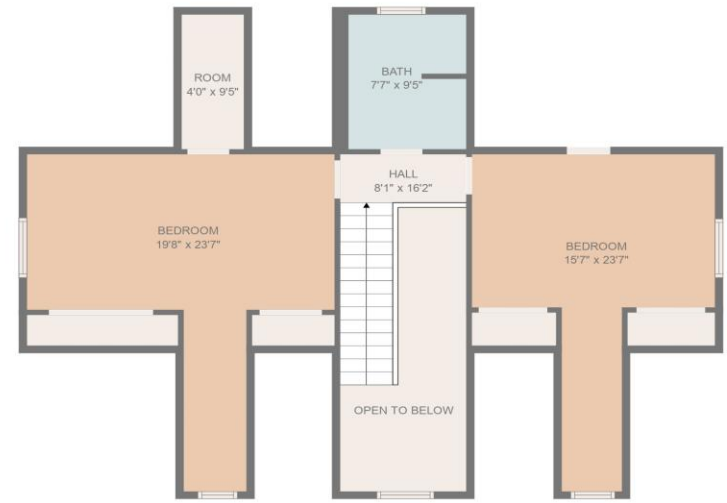




2,759 SF

**3 Bedrooms and 3 Full Baths
528 SF Car Carport
401 SF Screen Enclosed Lanai Area**

***Room dimensions in plan are approximate**



FLOOR 2





This one-owner home was built on this particular 4.87 acre parcel for two reasons: the abundance of privacy and for its future low Columbia County taxes.

Behind the home, the property was recently cleared so Buyers can appreciate the secluded feeling of this lot. Beyond the clearing, the lot is full of hardwood trees all the way to the back-property line.

Recent updates to the home include the roof, which was replaced approximately 2 years old; the HVAC and water heater were also recently replaced. The salt-free well system is located in its own shed on the right hand side of the driveway, adjacent to the home. Further recent updates include fresh interior paint, all new toilets, new exterior doors with new hardware, and a Bosch dishwasher. In addition, the home was recently pressure cleaned.

With its location within 5 minutes of downtown High Springs, and just a few more minutes of traveling time to Publix, I-75, Alachua, and the local springs, find out for yourself why you should call this Fort White house "home".



5110 SW 91st Drive
Gainesville, FL 32608



GLOBAL
LUXURY



Cindy Birk



Realtor - GRI, CNS, Relocation Specialist

Cell: 352/871-2475

Email: Cindy@MMParrish.com