

\$575,000 - 15641 Nw 46th Lane, CHIEFLAND

MLS® #GC526306

\$575,000

3 Bedroom, 2.00 Bathroom, 1,400 sqft

Residential on 0.27 Acres

TREASURE CAMP ADD, CHIEFLAND, FL

SUWANNEE RIVER WATERFRONT, FOWLER'S BLUFF, CHIEFLAND, FL ~ Newer home constructed in 2003, 3 bed 2 bath 2-story home, all living area is upstairs which can be easily accessed from the cargo elevator or stairs from the front and rear. For your boat, there is a boathouse with 2-stall lift, floating dock and fish cleaning station. With a whopping 3908 sf under roof, the main living area of the home is 1400 sf but appears much larger due to the open floor plan and cathedral ceilings. An additional 500 sf runs the whole length of the home and consists of a screened porch overlooking the river and an open porch which connects to the cargo elevator. Sliding glass doors access the screened porch overlooking the river and provide a beautiful panoramic view from inside as well. The river can be seen from multiple rooms in the home from the new double-hung dual pane windows that were just updated 5 years ago. Features include large walk-in closet in the master bedroom and one guest bedroom, master shower was custom tiled 3 years ago, there is a wine bar and large lighted built-in entertainment center with electric fireplace and shelving. There are pocket doors throughout the home, as well as lots of canned lighting adding to the interior ambiance. The majority of the home has wood laminate flooring, except for the bedrooms which have berber carpet. The A/C system is only 5 years old. The metal roof is 21 years old with gutters and downspouts. There is an automatic sprinkler



system. Downstairs there is plenty of room to park your vehicles, boat, and there is a large storage room that has been plumbed to accommodate an additional bathroom. All rooms are spacious and large open floor plan makes it ideal for entertaining and relaxing with friends. Great location on a dead-end paved road only 20 minutes to the tropical island of Cedar Key by car for waterfront dining and entertainment on the Gulf of Mexico. (It is only 18 miles from your dock to the Gulf of Mexico by boat, or if you go the other way, it is only a stone's throw away from Manatee Springs.) Fowler's Bluff is a small friendly community that is home to Treasure Camp Restaurant for waterfront dining and weekend entertainment on the Suwannee River. Walmart is in the heart of Chiefland only 10 minutes away as well as numerous restaurants, schools, banks, and churches. Ocala, home of the World Equestrian Center, is approximately one hour away. Gainesville has everything a big city has to offer and is only 45 minutes away for state of the art medical care at Shands, North Florida Regional Hospital, and VA Hospital. If you are looking for a peaceful quiet home on the water where you can enjoy a slower pace of life and end each day with a spectacular sunset, you have found it! Move-in ready, just waiting on you!

Built in 2003

Essential Information

MLS® #	GC526306
Price	\$575,000
Sold Price	\$560,000
Sold Date	December 17th, 2024
Bedrooms	3
Bathrooms	2.00
Full Baths	2

Square Footage	1,400
Acres	0.27
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Style	Elevated
Status	Sold

Community Information

Address	15641 Nw 46th Lane
Area	Chiefland
Subdivision	TREASURE CAMP ADD
City	CHIEFLAND
County	Levy
State	FL
Zip Code	32626-4863

Amenities

Parking	Driveway, Ground Level, Under Building
View	Water
Is Waterfront	Yes
Waterfront	River Front

Interior

Interior Features	Accessibility Features, Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), Coffered Ceiling(s), Crown Molding, Dry Bar, Eating Space In Kitchen, Elevator, High Ceilings, Kitchen/Family Room Combo, L Dining, Living Room/Dining Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Solid Wood Cabinets, Split Bedroom, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments
Appliances	Disposal, Dryer, Electric Water Heater, Range, Range Hood, Refrigerator, Washer
Heating	Electric
Cooling	Central Air
Fireplace	Yes
Fireplaces	Decorative, Electric
# of Stories	2

Exterior

Exterior Features	Irrigation System, Rain Gutters, Sliding Doors, Storage
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Lot Description	Flood Insurance Required, Street Dead-End
Roof	Metal
Foundation	Pillar/Post/Pier

Additional Information

Date Listed	November 16th, 2024
Days on Market	305
Zoning	RESI

Listing Details

Listing Office	DRUMMOND REALTY, INC.
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