

# For Sale By Owner

Community: Deer Run —5123 N.W. 64th Lane, 32653

Shown by Appointment: - Contact Owners at: 352-373-5620



**View Online at [FSBOinGainesville.com/80107](http://FSBOinGainesville.com/80107)**

**Price: \$242,000**

Come see this immaculate move-in ready home – recently painted inside and out in neutral colors. At just \$136 per square foot, this is truly the best deal in Deer Run today. House was recently under contract and has already had a structural and a termite inspection and passed both (available for review by prospective buyers). Minor items noted in the structural inspection have been repaired. The home sits on just under ½ acre surrounded by trees, only a block away from a semi-private nature park featuring walking and bike paths. Large living room with corner stone fireplace, vaulted ceiling & clerestory windows. Separate dining room and recently renovated eat-in kitchen with new ceramic top stove and brand new dishwasher. Large pantry opposite washer/dryer area in hallway off kitchen. Desirable split bedroom floor plan with 3 large bedrooms and two full baths. Master bedroom has walk-in closet & private bath. Separate den/study with French doors and bay window could easily be converted to 4th bedroom. Screened back porch overlooks large, low-maintenance fenced backyard. Two car garage w/ workshop area & generous storage.

- ◆ 1775 square feet (H/C).
- ◆ House is newly painted inside and out in neutral colors.
- ◆ A/C & heating systems recently inspected, cleaned & parts replaced where needed. All in good working order.
- ◆ Zoned for Talbot Elementary, Ft. Clarke Middle School & Gainesville HS.
- ◆ Built in 1985.
- ◆ Roof (with warranty) new in 1999.
- ◆ Carpet new in 2004.
- ◆ Stove new in 2006.
- ◆ Dishwasher new in 2007.
- ◆ Gas heat & water heater.
- ◆ Ceramic tile in bathrooms.
- ◆ Master bath with fully tiled step-in shower.

- ◆ Updated vinyl flooring in kitchen.
- ◆ Electric appliances in kitchen.
- ◆ Ceiling fans in living room, bedrooms and screened porch.
- ◆ No flood insurance required (property is not in a Flood Zone).
- ◆ 2007 Taxes \$1912.28
- ◆ Avg Utilities \$260/mo (includes water, electric & gas)
- ◆ Room dimensions: Living rm – 17 x 16; dining rm – 11 x 10; kitchen – 12 ½ x 17; Master BR – 16 x 12; 2nd BR – 10 ½ x 14 ½ ; 3rd BR – 11 x 12 ½; Study (4th BR) – 12 ½ x 13 ½.

Call us today to see the best deal in Deer Run!  
Paul & Debra Donahue 352-373-5620. Leave a message on our answering machine if we are out – we'll be happy to get back with you.



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