

2313 Se 7th St Ocala 34471 List Price: \$649,800

Paul & Helen Vernon Owners / Sellers : Call/Text: 352-304-2152 :

Email: paul@thevernonhouse.com

Woodfields Pool Home • No HOA • 0.73-Acre Corner Lot



<https://woodfieldspoolhome.com>

Welcome, and thank you for viewing the home. This is a rare large Woodfields pool home offering nearly 4,000 sq ft of flexible living space, a 0.73-acre corner lot, no HOA, major gas and backup-power infrastructure, and easy access to Downtown Ocala, the farmers market, and local amenities.

KEY FEATURES

- 4 bedrooms plus dedicated theater/media room and home office potential for 6 bedrooms.
- 3 full bathrooms and 2 half bathrooms
- Nearly 4,000 sq ft with multiple living areas and reconfiguration potential
- Walk-in pantry
- Two fireplaces — gas already piped and ready for gas fire installations
- Large 20x40 covered pool with 10-ft deep end, integrated spa, exterior pool bathroom, and resurfaced pool finish within approximately the last 3 years
- Pool infrastructure in place for potential saltwater conversion
- 0.73-acre corner lot with half-circle front driveway and independent side-street driveway
- Parking for well over 8 vehicles on recently resurfaced driveways
- Attached garage and deep covered carport no getting wet unloading kids and groceries

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- Two 50-amp RV hookups — one in the carport area and one near the low pool wall on the opposite side of the property great for visitors.
- Whole-house Generac generator with automatic transfer switch for those Florida Outages.
- Dual HVAC/AC systems, including bedroom-side AC replaced in 2023.
- Twin Rinnai tankless gas water heaters for instant Hot Water.
- 1-million BTU gas meter supporting multiple gas devices.
- Gas infrastructure in place for future gas fireplaces, outdoor BBQ, gas stove, and potential future pool heater
- Irrigation well and automated sprinkler infrastructure in place, subject to buyer inspection and servicing

FLEXIBLE LAYOUT / RENOVATION POTENTIAL

Architectural drawings are available showing potential future reconfiguration, including a more open-plan living layout and a proposed master bathroom expansion with walk-in closet.

The theater/media room and home office may offer potential for additional bedroom functionality if converted with closets, subject to buyer verification, permitting, and code requirements.

INCLUDED / NEGOTIABLE ITEMS

- Oven, refrigerator, dishwasher, cooktop, window treatments, washer, and dryer are included
- LG washer and dryer included as-is
- Approximately 400 sq ft of matching unstained oak flooring included for future installation in the front main room and/or home office
- Existing theater room/hallway flooring finished with Minwax Walnut stain for future match
- Dedicated theater/media room currently set up with 86-inch TV and cinema-style reclining seating — theater room setup may be included with acceptable offer
- Two matching replacement theater seats are available
- Other wall-mounted TVs and furnishings may be negotiable with acceptable offer

NOTES

Seller has prepared a written disclosure addendum and is being transparent about known condition items. As-is sale preferred.

Buyer agents welcome. If you are working with an agent, please have them contact Paul directly for property details, disclosures, and offer guidance.

FULL DETAILS, PHOTOS & DRONE FOOTAGE AT

<https://woodfieldspoolhome.com>