Cross Property 360 Property View

3532 NW 7TH AVENUE, GAINESVILLE, Florida 32607

Listing

TB8554209 3532 NW 7TH AVE, GAINESVILLE, FL 32607

County: Alachua
Subdiv: WOODLAND TERRACE
Subdiv/Condo: Woodland Terrace
Beds: 4
Baths: 2/0
Pool: None
Property Style: Single Family Residence
Lot Features: Cleared, In County, Street Paved
Total Acreage: 1/4 to less than 1/2
Minimum Lease Period: No Minimum
Garage: No **Attch:** **Spcs:**
Garage/Parking Features: Driveway, Open Parking
Assigned Spcs:
LP/SqFt: $171.25
New Construction: No
Total Annual Assoc Fees: $0.00
Average Monthly Fees: $0.00
Flood Zone Code:X

Status: Active
On Market Date:10/01/2026
List Price: $268,000
Year Built: 1958
Special Sale: None
ADOM: 1
CDOM: 1

Pets: Yes
Max Times per Yr:
Carport: No **Spcs:**
Heated Area:1,565 SqFt / 145 SqM
Total Area: 2,304 SqFt / 214 SqM

Welcome to this spacious 4-bedroom, 2-bath home in Gainesville's Woodland Terrace neighborhood, offering 1,552 square feet of heated living space and a flexible one-story floor plan. Inside, natural light fills the living spaces, complemented by ceiling fans and built-in features. The kitchen offers plenty of cabinet and counter space for everyday cooking and storage, while the dedicated inside laundry room adds convenience. With four bedrooms, there's room to create the setup that works best for you—whether that means additional sleeping space, a home office, hobby room, or guest room. A new water heater was installed in September 2026. One of the home's highlights is the bright living area overlooking the backyard. A wall of windows brings in abundant natural light and creates a wonderful connection to the outdoor space. Step outside to a spacious yard surrounded by mature landscaping, with plenty of room for gardening, entertaining, relaxing, or creating your own outdoor retreat. The patio provides another spot to enjoy Florida's year-round outdoor lifestyle. Conveniently located in Gainesville near shopping, dining, schools, medical facilities, and the University of Florida area, this home combines space, flexibility, and a location that keeps everyday necessities within easy reach. Whether you're searching for a place to call home or considering an investment property, this Woodland Terrace home offers plenty of possibilities. Property is leased and not available for occupancy until August 1, 2027.

Land, Site, and Tax Information

Legal Desc: WOODLAND TERR NO 2 PB E-22 LOT 10 OR 903/113 & OR 3396/0078 & OR 4278/0439 & OR 5236/0391
SE/TP/RG: 2-10-19
Subdivision #:
Between US 1 & River:
Tax ID: 06482-010-000
Taxes: $4,669
Homestead: No
Development: Woodland Terrace
Alt Key/Folio #: 1047711

Ownership: Fee Simple
Flood Zone: X
Floors in Unit/Home: One
Book/Page: E-22
Existing Lease: Yes
Total # of Floors:
Land Lease Y/N: No **Land Lease Fee:**
Lot Dimensions: 110x114

Zoning: RSF1
Future Land Use:
No Drive Beach:
Zoning Comp:
Tax Year: 2025
AG Exemption YN:
Subdiv/Condo: Woodland Terrace

CDD: No **Annual CDD Fee:**
Complex/Comm Name:
Flood Zone Date: 06/16/2006
Floor #:
Census Block:
Monthly Rental Amount: 2,000
Bldg Name/#:

Lot Size Acres: 0.29

Block/Parcel: -

Front Exposure: South
Lot #: 10
Other Exemptions:

Flood Zone Panel: 12001C0292D
Planned Unit Dev:
Census Tract: 16.05
End Date of Lease: 07/31/2027

Lot Size: 12,632 SqFt / 1,174 SqM

Interior Information

A/C: Central Air
Heat/Fuel: Central, Electric
Utilities: BB/HS Internet Available, Cable Available, Public
Sewer: Public Sewer
Water: Public
Furnishings: Unfurnished
Fireplace: No
Heated Area Source: Owner Provided

Appliances Incl: Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
Flooring Covering: Ceramic Tile
Interior Feat: Built in Features, Ceiling Fans(s), Primary Bedroom Main Floor, Solid Surface Counters

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Primary Bedroom	First	11.6x10.7	Ceramic Tile	Built-in Closet	
Bedroom 2	First	12x11	Ceramic Tile	Built-in Closet	
Bedroom 3	First	10.7x11.6	Ceramic Tile	Built-in Closet	
Bedroom 4	First	11x11	Ceramic Tile	Built-in Closet	
Kitchen	First	8x8	Concrete		
Dining Room	First	8x8	Ceramic Tile		
Living Room	First	11x10	Ceramic Tile		
Family Room	First	14x10	Ceramic Tile		

Exterior Information

Ext Construction: Block, Concrete
Roof: Shingle
Property Description:
Ext Features: Lighting, Private Mailbox
Pool: None
Pool Features:
Patio And Porch Features: Enclosed, Front Porch, Patio

Garage Dim:
Architectural Style: Florida, Traditional

Pool Dimensions:

Spa:

Foundation: Slab
Garage/Parking Features: Driveway, Open Parking
Road Surface Type: Asphalt, Paved

Green Features

Green Energy Generation:
Green Energy Generation Y/N: No

Community Information

HOA Pmt Sched:
Mo Maint$(add HOA):
Master Assn/Name: No
Master Assn Fee:
Master Assn Ph:
Condo Fee:
Other Fee:
Housing for Older Per: No
Elementary School: Littlewood Elementary School-AL
Middle School: Westwood Middle School-AL
High School: Gainesville High School-AL
Association Approval Required: No
Years of Ownership Prior to Leasing Required: No
Lease Restrictions: No

Realtor Information

List Agent: Keith Gordon
List Agent ID: 260042022
List Agent Direct: 727-610-8041
List Agent E-mail: info@altrurealty.com
List Agent Fax: 866-420-8957
List Agent Cell: 727-610-8041
Call Center #:
List Office: ALTRU REALTY
List Office ID: 260031977
Original Price: $268,000
List Office Fax: 866-420-8957
List Office Phone: 727-202-1127
LP/SqFt: $171.25
Expiration Date: 10/01/2027
On Market Date:10/01/2026
Delayed Distribution YN: No
Delayed Dist. Date:
Seller Representation: Single Agent
Listing Service Type: Full Service
Occupant Type: Tenant
Possession: Close Of Escrow
Owner: ATHOL B PACKER LIFE ESTATE
Owner Phone:
Financing Avail: Cash, Conventional, FHA, VA Loan
Listing Type: Exclusive Right To Sell
Realtor Info: As-Is, See Attachments
Confidential Info:
Showing Instructions: 24 Hour Notice, Appointment Only, Combination Lockbox, See Remarks, Use ShowingTime Button
Showing Considerations: See Remarks
Driving Directions: From NW 34th St. Gainesville, FL - Head toward NW 29th Ave. 1.5 mi. Turn right onto NW 7th Ave. Destination will be on the right
Realtor Remarks: Currently leased - see instructions. To request a showing or submit an offer, copy and paste https://www.altrurealty.com/for-agents and enter the MLS ID number.? For more information 888-392-4806/office, 727-610-8041/text. Please submit Pre-Approval/POF for offers to be considered.

Seller's Preferred Closing Agent

Closing Agent Name: Lerin Hukill
Phone: 727-399-6977
Email: Lerin@firsttitlesource.com
Fax:
Address: 1267 Court St Clearwater, Florida 33756
Closing Company Name: First Title Source

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