

**Residential Active**  
**MLS# 2045353**  
**DOM/CDOM: 8/8**

**311 SUMMIT Street, Crescent City, FL 32112**

County: Putnam

**\$335,000**

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**Year Built:** 1950  
**Living Area:** 1,642  
**Area:**  
**Living Area:** Public Records  
**Source:**  
**Entry Level:** 1  
**Stories:** 1  
**Accessory Dwelling Unit Y/N:** No  
**Lot Size:** 0.38  
**Acres:**  
**County:** Putnam  
**Country:** US  
**MLS Area:** 583-  
**Major:** Crescent/Georgetown/Fruitland/Drayton Isl  
**Parcel Number:** 191228175004900010

**Property Sub Type:** Single Family Residence  
**Property Attached:** No  
**Subdivision Name:** Crescent City Blks  
**CDD Fee:** No  
**New Construction:** No  
**Direction Faces:** East  
**Accessibility YN:** No  
**Features YN:**  
**Furnished:** Unfurnished  
**Senior Community YN:** No  
**Waterfront:** No  
**Zoning Description:** Multi Family  
**Tax Year:** 2023  
**Tax Annual Amount:** \$1,335.58

**Bedrooms Total:** 3  
**Bathrooms Total:** 2  
**Bathrooms Full:** 1  
**Bathrooms Half:** 1

**Association YN:** No

**Garage YN:** No  
**Carport YN:** Yes  
**Carport Spaces:** 1

**Tax Legal Description:** CRESCENT CITY MB2 P30 BLK 49 PT OF BLK BK209 P424

**Directions:** Travel south on N Summit Street and the property will be located on the right side.

**Public Remarks:** RARE OPPORTUNITY - 3 bedroom 1.5 bath residence with a successful 3 station beauty salon on a large .38+/- beautifully landscaped lot in the heart of Crescent City. General Commercial/Multi Family zoning. Kitchen remodeled 2021, all appliances 2021, Metal Roof 2019, HVAC 2022, privacy fenced 2022, beauty salon added 2016.

**Private Remarks:** Pot rack in the kitchen does not convey.

**Appliances:** Dishwasher; Electric Cooktop; Electric Oven; Electric Water Heater; Refrigerator

**Construction Materials:** Brick; Fiber Cement

**Cooling:** Central Air

**Current Use:** Commercial; Multi-Family

**DPR Eligible:** Yes

**Fencing:** Back Yard; Full; Privacy; Wood

**Flooring:** Carpet; Tile

**Heating:** Central; Heat Pump

**Interior Features:** Open Floorplan; Primary Bathroom - Tub with Shower

**Listing Terms:** Cash; Conventional

**Lot Features:** Few Trees

**Parking Features:** Additional Parking; Carport; Guest

**Pool Features:** None

**Possession:** Close Of Escrow

**Road Frontage Type:** City Street

**Road Surface Type:** Concrete

**Roof:** Metal

**Sewer:** Public Sewer

**Special Listing Conditions:** Real Estate Owned

**Utilities:** Cable Connected; Electricity Connected; Sewer Connected; Water Connected

**Water Source:** Public

**Showing Requirements:** Appointment Only; Call Listing Agent; Showing Service

**Showing Considerations:** Pet(s) on Premises; Security System

**Occupant Type:** Owner

**Listing Contract Date:** 08/30/2024

**Expiration Date:** 02/28/2025

**Listing Service:** Full Service

**Original List Price:** \$335,000

**List Price/SqFt:** \$204.02

**Listing Agreement:** Exclusive Right To Sell

**Comparable Sale YN:** No

**Comp Sale YN:** No

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