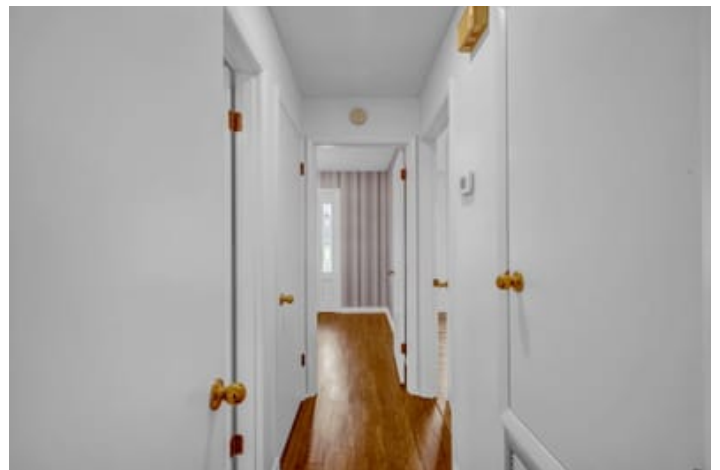


324 NE Fraleigh Drive  
324 NE Fraleigh Drive  
Madison, FL 32340

**\$445,000**  
1.45± Acres  
Madison County



**324 NE Fraleigh Drive**  
**Madison, FL / Madison County**

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**SUMMARY**

**Address**

324 NE Fraleigh Drive

**City, State Zip**

Madison, FL 32340

**County**

Madison County

**Type**

Residential Property

**Latitude / Longitude**

30.475862 / -83.410367

**Taxes (Annually)**

\$2,525.61

**Dwelling Square Feet**

2,913

**Bedrooms / Bathrooms**

4 / 4

**Acreage**

1.45

**Price**

\$445,000

**Property Website**

[www.mossyoakproperties.com](http://www.mossyoakproperties.com)



**PROPERTY DESCRIPTION**

**Spacious Brick Home on 1.45 Acres in Madison, Florida**

Discover room to spread out at 324 NE Fraleigh Drive! Located in Livingston Spring Acres, this traditional brick home offers 4 bedrooms, 4 full bathrooms, and approximately 2,869 square feet of living space. Separate living, family, and dining rooms provide flexibility for everyday living and entertaining, while the split-bedroom layout offers added privacy.

Enjoy evenings by the wood-burning fireplace, outdoor gatherings on the patio, and the possibilities of a spacious 1.45-acre property.

**Property Highlights:**

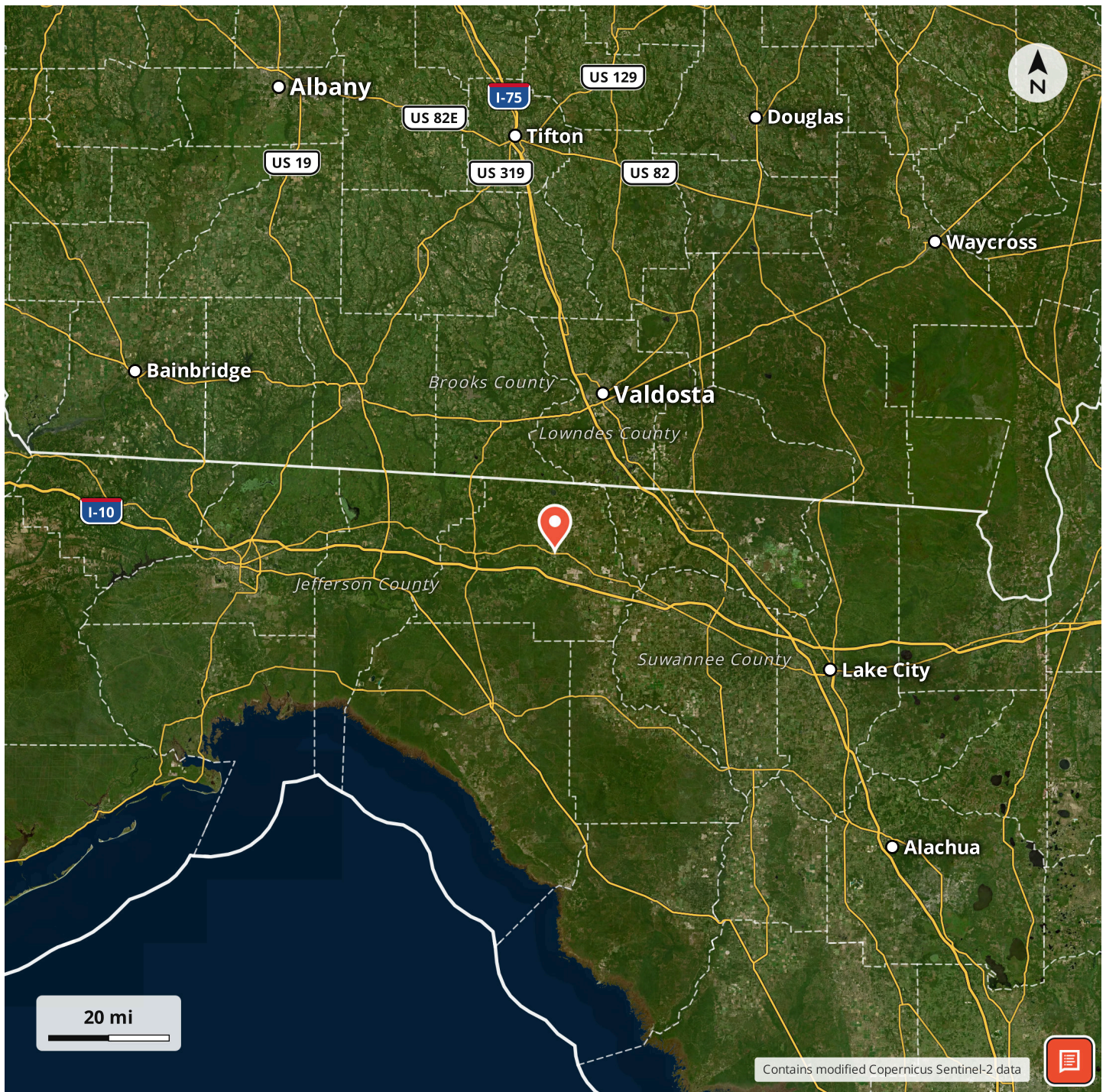
- Offered at \$449,000
- 4 bedrooms and 4 full bathrooms
- Approximately 2,869 square feet
- 1.45-acre lot
- Brick exterior on all four sides
- Split-bedroom floor plan
- Separate living, family, and dining rooms
- Wood-burning fireplace
- Carpet, hardwood, and vinyl plank flooring throughout
- Central heating and cooling
- Interior utility room
- Three-car garage
- Patio and storage shed
- No HOA fees

\*\*\*The downstairs bedroom and bathroom feature a separate entrance, offering flexibility for a guest suite, multigenerational living or potential conversion to a studio rental.\*\*\*

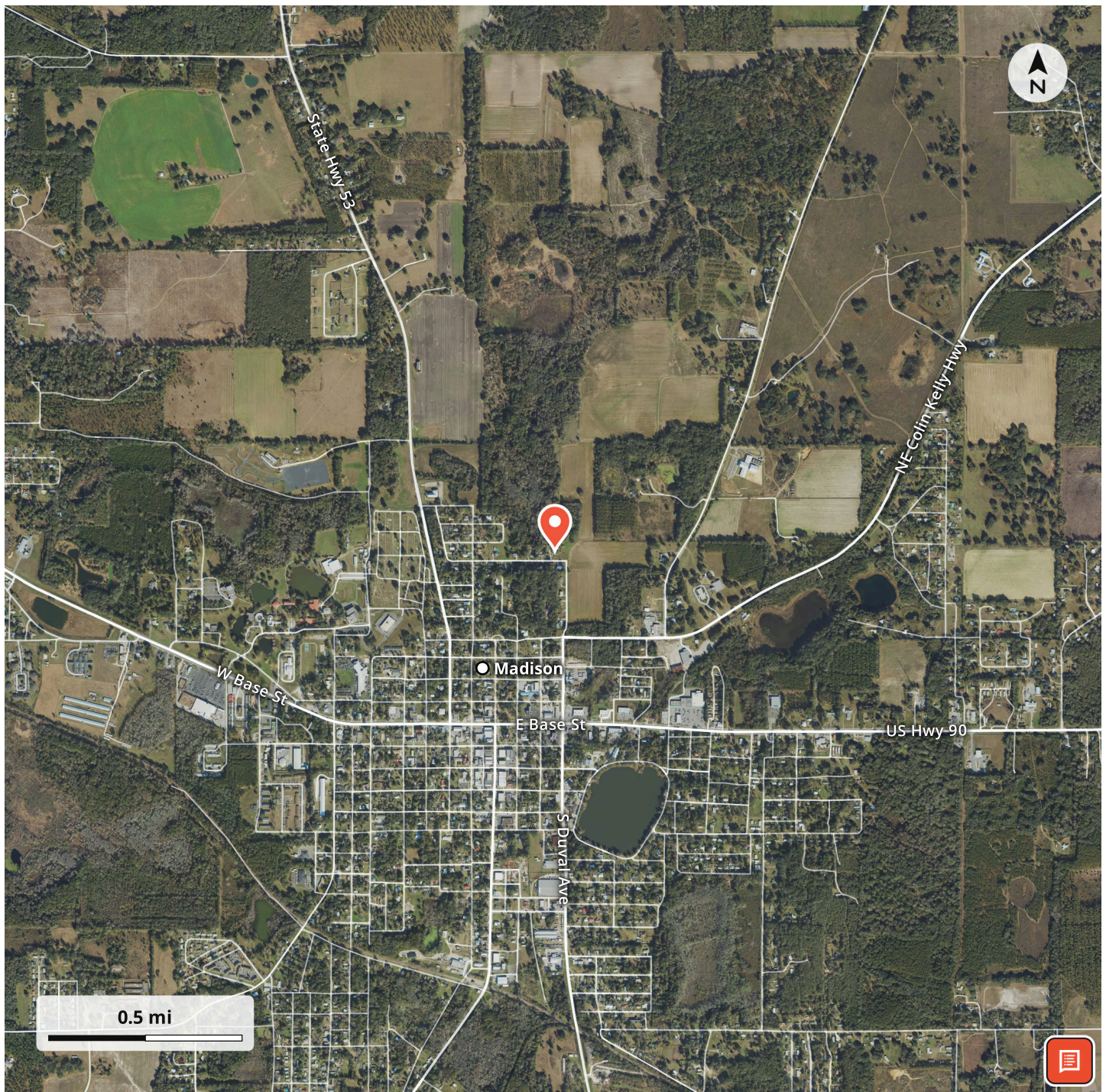
Schedule your showing and explore the space and possibilities this Madison property offers!



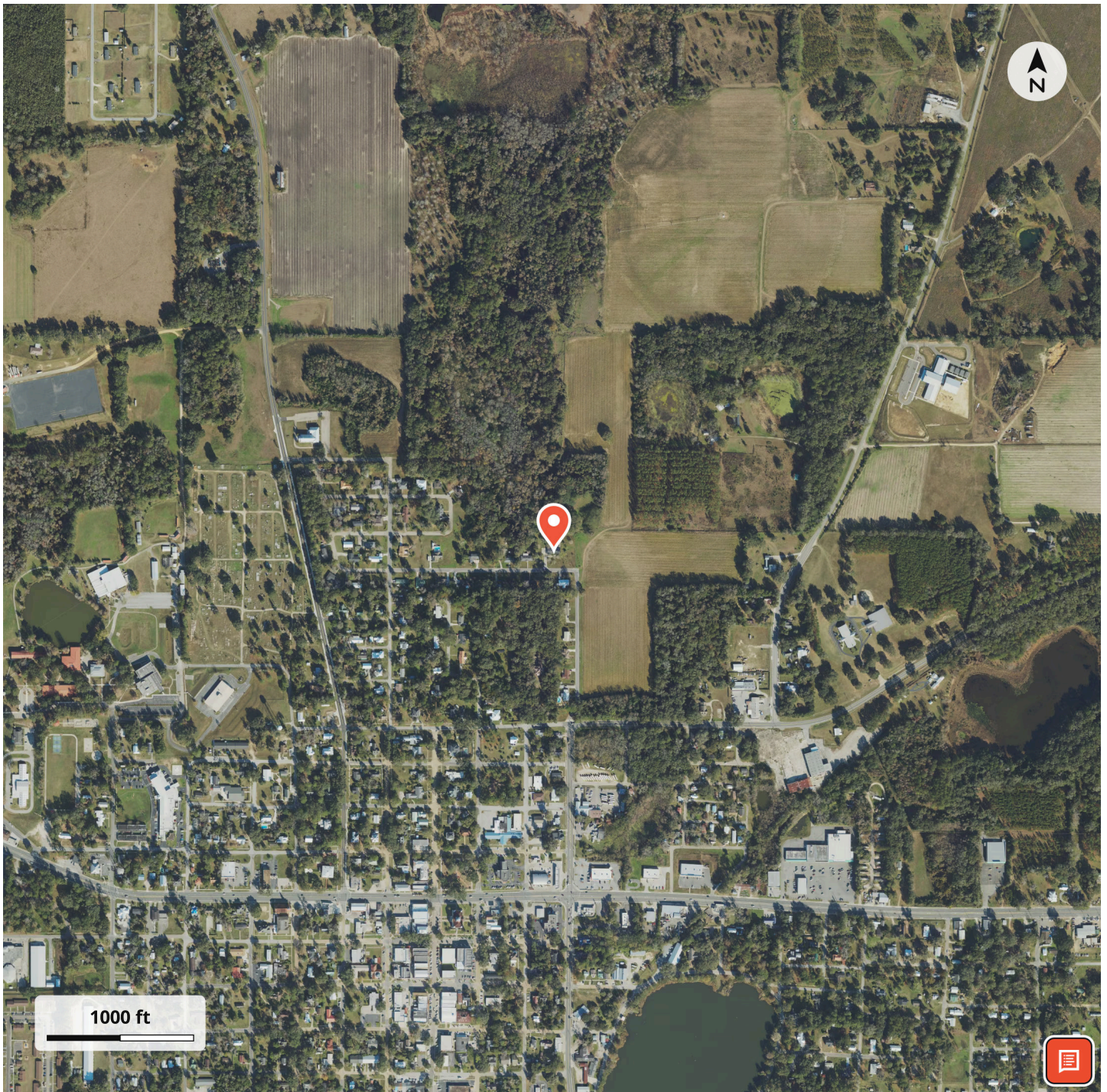
## Regional Map



## Locator Map



## Aerial Map



**324 NE Fraleigh Drive**  
**Madison, FL / Madison County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Ben Jones

## Mobile

(850) 673-7888

## Office

(850) 973-2200

## Email

benj@mossyoakproperties.com

**Address**

190 SW Range Ave

## City / State / Zip

Madison, FL 32340

## NOTES



**MORE INFO ONLINE:**

<https://mossyoakproperties.com/>

## This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



**<https://mossyoakproperties.com/>**

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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**Southern Land & Homes LLC**  
190 SW RANGE AVE  
Madison, FL 32340  
(850) 673-7888  
<https://mossyoakproperties.com/>

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