

No photos available

2227 NW 16th Terrace

\$185,000

Condominium · Gainesville, FL 32605

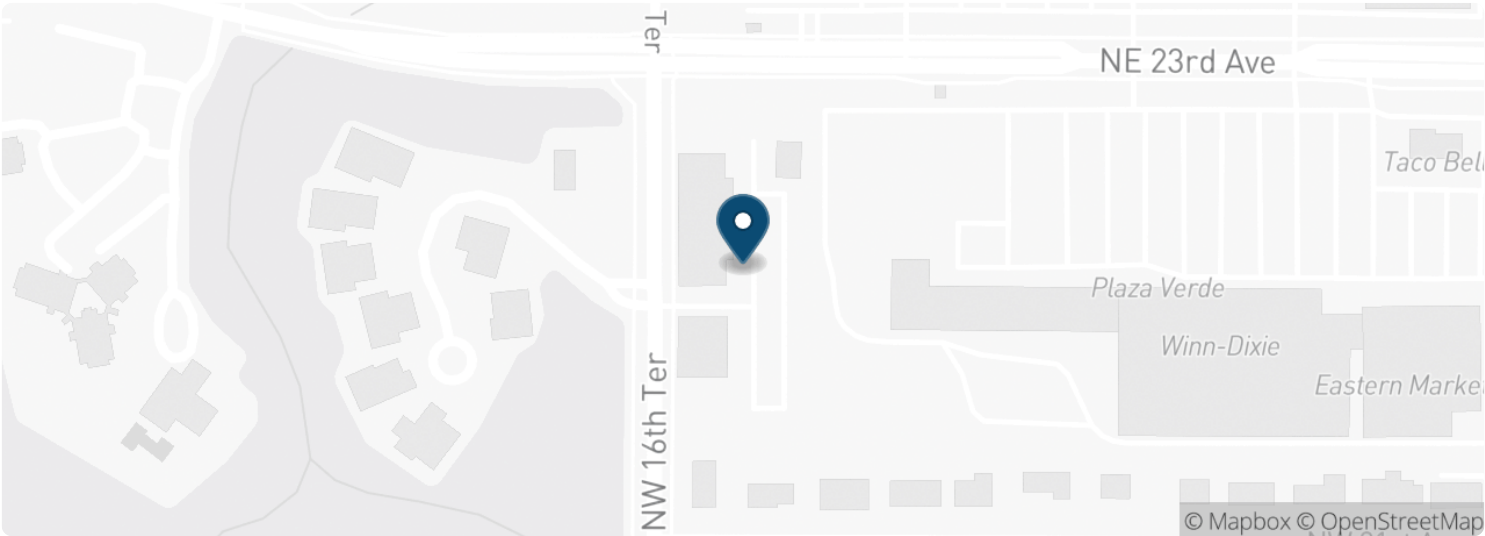
2
beds

2
baths

1,038
sqft



Year built 2005	Price per sqft \$178	Days on market 146 days	Listed May 29, 2026	MLS # GC540485
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Property overview

About this property

Affordable luxury in a prime Gainesville location! This move-in ready 2-bedroom, 2-bath second-floor condo is conveniently located less than 2 miles from the University of Florida and UF Health Shands Hospital, with easy access to shopping, dining, fitness centers, parks, and public transportation. The well-designed floor plan features soaring 9-foot ceilings, abundant natural light, luxury vinyl plank flooring throughout, and an open-concept living and dining area ideal for everyday living and entertaining. The spacious kitchen offers ample cabinet space, a breakfast bar, and a dedicated dining area. Both bedrooms feature large walk-in closets and private en-suite bathrooms, creating a functional split-bedroom layout. The primary suite includes an upgraded custom closet system, while a separate laundry room provides additional storage and convenience. Enjoy your morning coffee or unwind in the evening on the screened-in balcony overlooking the community grounds. Additional improvements include all windows replaced, luxury vinyl plank flooring, newer kitchen appliances including a refrigerator, convection range/oven, and dishwasher, and a new roof completed in January 2025. A private, lockable exterior storage room located just outside the front door provides the perfect space for bicycles, outdoor gear, and additional belongings. Community amenities include a swimming pool, outdoor grilling areas, shaded gathering spaces, and professionally maintained grounds. The HOA covers key exterior maintenance and community amenities, providing convenience and peace of mind. Located just minutes from UF, UF Health Shands Hospital, Alfred A. Ring Park, shopping, restaurants, and everyday conveniences, this property offers an exceptional combination of comfort, updates, and location. Whether you're seeking a primary residence, a second home, or an investment opportunity, this well-maintained condo is ready for its next owner. Competitively priced to reflect current market conditions, this is an opportunity you won't want to miss.

Seller information

Seller to pay 6 months HOA dues with acceptable offer.

Key features

LEVELS

One

FACES

West

PARKING

Open, Common

OUTDOOR

Screened, Rear Porch, Covered

COMMUNITY

Pool

HOA COVERS

Maintenance Grounds, Trash, Insurance, Maintenance Structure

PETS

Dogs OK, Cats OK, Allowed

Property & ownership details

Home

Property type	Condominium	Year built	2005
Faces	West	Rooms	3
Building stories	3	Living area	1,038 sqft
Total building area	1,134 sqft	Levels	One
Bedrooms	2	Bathrooms	2
Full bathrooms	2	Cooling	Central Air
Heating	Central, Electric	Construction materials	Stucco, Concrete, Cement Siding
Roof	Shingle		

Accommodation & amenities

Appliances	Disposal, Exhaust Fan, Dryer, Refrigerator, Electric Water Heater, Microwave, Range, Washer, Dishwasher		
Flooring	Ceramic Tile, Tile, Luxury Vinyl	Laundry	Washer Hookup, Inside, Laundry Room, Electric Dryer Hookup
Exterior features	Balcony, Storage, Rain Gutters	Patio and porch	Screened, Rear Porch, Covered
Window features	Blinds		

Parking & access

Open parking	Yes	Parking features	Open, Common
Road surface	Paved, Asphalt	Common walls	End Unit

Community & HOA

Homeowners association	Yes	Primary association	Charleston Place Condo Association
Primary fee frequency	Monthly	Land lease	No
Senior community	No	Association amenities	Pool
Association fee includes	Maintenance Grounds, Trash, Insurance, Maintenance Structure	Community features	Pool, Sidewalks
Pets allowed	Dogs OK, Cats OK, Yes		

Utilities & services

Utilities	Cable Available, Water Connected, Electricity Connected, Sewer Connected, Underground Utilities		
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Price & sale history

Asking price reduced by \$7,000 (3.6%) since first listed.

Date	Event	Price	Change
Jun 12, 2026	Price reduced MLS #GC540485	\$185,000	-3.6% -\$7,000
May 29, 2026	Listed for sale MLS #GC540485	\$192,000	—

History may be incomplete.

Stellar MLS / IDX



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Stellar (MFR) data last updated at October 20, 2026 at 8:01 AM EDT