



County: Sumter
Zip Code: 32162
Subdiv: VILLAGES OF SUMTER
Beds: 3
Baths: 2 / 0
Pool: None
Style: Villa
Lot Features: In County, Level/Flat, Near Golf Course, Private, Street Paved
Total Acreage: 0 to less than 1/4
Minimum Lease: No Minimum
New Construction: No
Garage: Yes, 1 spcs, Attached
Carport: No
Garage/Parking Features: , Driveway, Garage Door Opener, Golf Cart Parking
LP/SqFt: \$273.63
Sold Date: 12/06/2024
Sold Price: \$425,000
SP/SqFt: \$264.30

MlsStatus: Sold
Backups Requested: Yes
List Price: \$440,000
Year Built: 2004
Special Sale: None
ADOM: 23
CDOM: 23
Pets: Yes
Sqft Heated: 1,608
Total SqFt: 2,169
Builder Name:
Builder Model: Anna Maria

BACK ON THE MARKET - One of a kind! Meticulously upgraded 3 Bedroom, 2 Bath, Anna Maria Courtyard Villa with Infrared Sauna. The BOND is PAID IN FULL. The painted driveway and upgraded front door welcome you inside where you find tongue and groove Volume Ceilings, no carpet, and a feeling of Tuscany. Tile flooring is found throughout the main area of the home, with Laminate in the bedrooms. The open Kitchen offers an island breakfast bar, Ivory cabinets with pull outs, closet pantry, stainless steel appliances, Induction stove and Quartz Countertops and backsplash. Both guest bedrooms have built in cabinets with desk areas and California closet systems while the guest bath offers Jetta Stone and shower upgrades. The owner's suite employs sliders to the rear courtyard while the bath has an integrated dual sink vanity and Walk-In Shower with Frosted Glass, Jetta Stone and a Large, Walk-In Closet complete with a California Closet Organizer System! The Covered Patio with attached PERGOLA is accessible through any one of the several sliders on the back of the home and is large enough to place Chaise lounge seats, table and chairs and plenty of landscape pots! A decorative mural on the courtyard villa wall transfers you to the Tuscan countryside. An attractive stone walkway winds through the very low maintenance backyard area. Custom cabinets with work bench, drop down attic stairs, floating garage flooring, retractable screen door and a two-person infrared sauna in the garage round out this wonderful custom home. Some of the recent upgrades include: NEW ROOF March 2020, HVAC October 2016, washer & dryer 2021, insulated garage door 2022 and extra blown in attic insulation in 2019. Located near the 466 corridor - just minutes from Shopping, Dining, Medical Facilities and Lake Sumter Landing!

Legal Desc: LOT 54 THE VILLAGES OF SUMTER LATROBE VILLAS PB 6 PGS 15-15A

Ownership: Fee Simple

Tax ID: D15C054

Tax Annual Amount: \$1,289.14

Tax Year: 2023

CDD: Yes

Annual CDD Fee: \$377

Homestead: Yes

Other Exemptions: No

Building Name/Number:

Floor:

Floors in Unit: One

Subdivision #:

SW Subd Condo#:

SW Subd Name:

Complex/Comm Name:

Complex/Community Name/NCCB:

LATROBE VILLAS

Water Name:

Addnl Water Info:

Flood Zone: X

Flood Zone Panel:

Add Tax Ids:

Auction Firm/Website:

Auction Type:

Buyers Premium:

Property Access: No

MH Make:

MH Model:

MH Width:

Representaion:

SE/TP/RG: -18S-23E

Section: 15

Block/Parcel: 00

Book/Page: 6-15-15A

Alt Key/Folio: D15C054

Lot: 54

Lot Size SqFt: 5,618

Lot Size Acres: 0.13

Lot Dimensions: 53x106

Zoning: RES

Zoning Comp: No

Census Tract:

Census Block:

Use Code:

Future Land Use:

Planned Unit Dev: No

A/C: Central Air

Heat/Fuel: Central, Gas

Sewer: Public Sewer

Water: Public

Property Attached: No

Utilities: Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Underground Utilities, Water Connected

Interior Feat: Built in Features, Ceiling Fans(s), High Ceiling(s), Open Floorplan, Sauna, Split Bedroom, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

SqFt Heated Source: Public Records

SqFt Total Source: Public Records

Laundry Features: In Garage

Fireplace: No

Floor Covering: Ceramic Tile, Laminate

Appliances Incl: Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

Room	Dim	Level	Floor Covering	Features
Primary Bedroom	15.4x12.8	First	Laminate	Ceiling Fan(s), En Suite Bathroom
Bedroom 2	13.5x11	First	Laminate	Built-In Shelving, Ceiling Fan(s), Desk Built-In
Bedroom 3	15.4x10.8	First	Laminate	Built-In Shelving, Ceiling Fan(s), Desk Built-In
Living Room	20.4x15	First	Tile	Ceiling Fan(s)
Dining Room	12x9	First	Tile	
Kitchen	16x10	First	Tile	Breakfast Bar, Closet Pantry, Island, Stone Counters
Balcony/Porch/Lanai	16.4x8	First	Tile	Ceiling Fan(s)

Roof: Shingle

FoundationDetails: Slab

Porch and Patio Features: Covered,
Front Porch, Other, Rear Porch

Ext Construction: Vinyl Siding, Wood
Frame

Exterior Features: Irrigation System, Rain Gutters

Property Attached: No

Garage Dim: 22X15

Pool: None

Spa YN: No

Other Fee Term: Monthly

HOA/ Comm Assn: Optional

Pet Size:

Elementary School:

Building has Elevator: No

HOA Pmt Sched:

Total Annual Fees: \$2,340.00

Average Monthly Fees: \$195.00

Other Fee: \$195

Housing for Older Per: 1

Pets:

Pet Restrictions: See Deed Restrictions

Middle School:

High School:

Directions: From 466 go S on Buena Vista , L on Winifred Way, R on Sherwood, home on L



County: Sumter
Zip Code: 32162
Subdiv: VILLAGES OF SUMTER CRESTVIEW VILLAS
Beds: 3
Baths: 2 / 0
Pool: Community
Style: Villa
Total Acreage: 0 to less than 1/4
Minimum Lease: No Minimum
New Construction: No
Garage: Yes, 1 spcs, Attached
Carport: No
LP/SqFt: \$278.34
Sold Date: 10/03/2024
Sold Price: \$445,000
SP/SqFt: \$264.09

MlsStatus: Sold
Backups Requested: No
List Price: \$469,000
Year Built: 2011
Special Sale: None
ADOM: 112
CDOM: 112
Sqft Heated: 1,685
Total SqFt: 2,287
Builder Model: Monticello

Brand New Roof 2024! NO BOND! TURN KEY! CORNER LOT! This Monticello Courtyard Villa is a must see. Located on a corner lot in the Village of Buttonwood. Large birdcage for entertaining. Hot tub and fountain with tall Villa wall for privacy.

Legal Desc: LOT 67 THE VILLAGES OF SUMTER CRESTVIEW VILLAS PB 11 PGS 31-31A

Ownership: Fee Simple

Tax ID: D33F067

Tax Annual Amount: \$4,259.80

Tax Year: 2023

CDD: Yes

Annual CDD Fee: \$2,340

Homestead: No

Other Exemptions: No

Floors in Unit: One

Flood Zone: x

Property Access: No

SE/TP/RG: -18S-23E

Section: 33

Block/Parcel: 000

Book/Page: 11-31-31A

Alt Key/Folio: D33F067

Lot: 67

Lot Size SqFt: 6,354

Lot Size Acres: 0.15

Zoning: R

Zoning Comp: No

Planned Unit Dev: No

A/C: Central Air

Heat/Fuel: Central

Sewer: Public Sewer

Water: Public

Property Attached: No

Utilities: Electricity Connected, Sewer Connected, Street Lights

Interior Feat: Ceiling Fans(s), Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Incl: Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Refrigerator

SqFt Heated Source: Public Records

SqFt Total Source: Public Records

Laundry Features: Inside

Fireplace: No

Floor Covering: Carpet, Ceramic Tile

Room	Dim	Level	Floor Covering	Features
Primary Bedroom	13x14	First		En Suite Bathroom
Bedroom 2	11x14	First		
Bedroom 3	11x14	First		
Kitchen	11x12	First		
Living Room	14x28	First		

Roof: Shingle

FoundationDetails: Slab

Ext Construction: Vinyl Siding, Wood Frame

Exterior Features: Irrigation System, Sliding Doors

Property Attached: No

Garage Dim: 00x00

Pool: Community

Spa YN: No

Other Fee Term: Monthly

Building has Elevator: No

Total Annual Fees: \$2,340.00

Average Monthly Fees: \$195.00

Other Fee: \$195

Housing for Older Per: 1

Pet Restrictions: See deed restrictions

Directions: CR 466 to S on Buena Vista, enter Sunset Point Gate onto Bailey Trail to R on St. Charles, R on Crestview.



County: Sumter
Zip Code: 32162
Subdiv: VILLAGES OF SUMTER ANITA VILLAS
Beds: 3
Baths: 2 / 0
Pool: Community
Style: Villa
Total Acreage: 0 to less than 1/4
Minimum Lease: No Minimum
New Construction: No
Garage: Yes, 1 spcs, Attached
Carport: No
Garage/Parking Features: ,
LP/SqFt: \$272.94
Sold Date: 09/30/2024
Sold Price: \$459,900
SP/SqFt: \$272.94

MlsStatus: Sold
Backups Requested: No
List Price: \$459,900
Year Built: 2008
Special Sale: None
ADOM: 42
CDOM: 42
Sqft Heated: 1,685
Total SqFt: 2,287
Builder Name:
Builder Model: Grantham

Price improvement! No Bond! 2023 Roof, 2020 HVAC, 2020 water heater. Come see this beautiful Grantham Courtyard Villa. With three bedrooms and two full baths, this home features an open floor plan that is beautifully updated. Crown Molding, Plantation Shutters, Wood Laminate Flooring, under counter lighting, Quartz countertops in kitchen, solid surface shower in master bath, Glass Enclosed Lanai, to name a few. The home has approximately \$140,000 in upgrades and too many to list individually, it is a must see. The backyard invites you to a private oasis with two massive Pergolas, perfect for outdoor entertaining or just enjoying the shade. The 1.5 car garage is awesome! Has upgraded flooring, Gladiator shelving system, garage door has been insulated, "Magic" electric stairs to the attic. The exterior has gutter protection leaf filter, and xeriscape landscaping updated in 2024. Start living your Village lifestyle today by making this beautiful home yours.

Legal Desc: LOT 18 THE VILLAGES OF SUMTER ANITA VILLAS PB 10 PGS 19-19A

Ownership: Fee Simple

Tax ID: D35R018

Tax Annual Amount: \$2,262.46

Tax Year: 2023

CDD: Yes

Annual CDD Fee: \$482

Homestead: Yes

Other Exemptions: No

Building Name/Number:

Floor:

Floors in Unit: One

Subdivision #:

SW Subd Condo#:

SW Subd Name:

Complex/Comm Name:

Complex/Community Name/NCCB:

Water Name:

Addnl Water Info:

Flood Zone: X

Flood Zone Panel:

Add Tax Ids:

Auction Firm/Website:

Auction Type:

Buyers Premium:

Property Access: No

MH Make:

MH Model:

MH Width:

Representaion: Seller Represented

SE/TP/RG: -18S-23E

Section: 35

Block/Parcel: X

Book/Page: 10-19-19A

Alt Key/Folio: D35R018

Lot: 18

Lot Size SqFt: 5,287

Lot Size Acres: 0.12

Zoning: RES

Zoning Comp: Yes

Census Tract:

Census Block:

Use Code:

Future Land Use:

Planned Unit Dev: No

A/C: Central Air

Heat/Fuel: Electric, Heat Pump

Sewer: Public Sewer

Water: Public

Property Attached: No

Utilities: Cable Connected, Electricity Connected, Sewer Connected, Sprinkler Meter, Sprinkler Recycled, Underground Utilities, Water Connected

Interior Feat: Cathedral Ceiling(s), Ceiling Fans(s), High Ceiling(s), Primary Bedroom Main Floor, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Incl: Dishwasher, Disposal, Electric Water Heater, Microwave, Refrigerator, Washer

SqFt Heated Source: Public Records

SqFt Total Source: Public Records

Laundry Features: Inside

Fireplace: No

Floor Covering: Bamboo, Carpet, Ceramic Tile, Luxury Vinyl

Room	Dim	Level	Floor Covering	Features
Living Room	27x15	First	Bamboo	Breakfast Bar
Dining Room	13x10	First	Bamboo	
Primary Bedroom	14x13	First	Carpet	
Kitchen	12x11	First	Ceramic Tile	

Roof: Shingle

FoundationDetails: Slab

Porch and Patio Features: Front Porch, Patio, Porch, Rear Porch, Screened

Ext Construction: Concrete, Stucco

Property Attached: No

Garage Dim:

Property Description: Elevated

Pool: Community

Spa YN: No

Exterior Features: Courtyard, Irrigation System, Sprinkler Metered

Other Fee Term: Monthly
HOA/ Comm Assn:
Pet Size:
Elementary School:
Building has Elevator: No

HOA Pmt Sched:
Total Annual Fees: \$2,340.00
Average Monthly Fees: \$195.00
Other Fee: \$195
Pets:
Pet Restrictions:
Middle School:
High School:

Directions: From Lake Sumter Landing: Head toward Lakeshore Dr. Go for 52 ft. Then 0.01 miles Turn right onto Lakeshore Dr. Go for 0.3 mi. Then 0.3 miles Turn left onto Lake Sumter Lndg. Go for 0.1 mi. Then 0.1 miles Take the 1st exit from roundabout onto Morse Blvd. Go for 0.2 mi. Then 0.2 miles Pass 2 roundabouts and continue on Morse Blvd. Go for 2.0 mi. Then 2.0 miles Take the 1st exit from roundabout onto Bonita Blvd. Go for 0.5 mi. Then 0.5 miles Turn left onto Canal St. Go for 0.2 mi. Then 0.2 miles Turn left onto Bramble Ter. Go for 384 ft. Then 0.07 miles Turn right onto Anita Way. Go for 0.2 mi. Then 0.2 miles Turn left onto Oscar Ln. Go for 518 ft. Then 0.10 miles 2465 Violet Ct The Villages, FL 32162-2486