

\$1,199,900 - 1763 Arnsworth Avenue, THE VILLAGES

MLS® #G5076880

\$1,199,900

3 Bedroom, 2.00 Bathroom, 2,864 sqft

Residential on 0.23 Acres

VILLAGES OF SUMTER, THE VILLAGES, FL

One or more photo(s) has been virtually staged. This expanded home w/ expansive view is loaded w/ special attributes, including both obvious delights & hidden surprises. It sits on fairway No. 1 of Palmer Legends Championship course at the end of a cul-de-sac on a large homesite in the sought-after Village of Winifred. The entire house received special treatment this past year, bringing it to a new height of comfort & luxury. The eat-in kitchen has been remodeled, w/ White Bay upper cabinetry & Cherry cabinets below, adorned w/ bronze hardware. Gorgeous granite countertops make cooking fun. There is loads of storage space for all your gadgets & dish sets. The new LG stainless appliances include a two-drawer French-door refrigerator, a gas stove w/ gas oven, microwave & dishwasher. Adjoining is a built-in bar station w/ two wine coolers & display cabinets for glasses & serve ware. The living room has a gas fireplace & built-in cabinets for television, books & collectibles; the neighboring dining area has matching china cabinets. This large space is well-suited for entertaining. Barn doors slide open to the Florida room, offering more amenities for gathering w/ friends or just cuddling up w/ a good book. This room, under heat & A/C, has a summer kitchen w/ built-in barbecue, lots of cabinets for your entertainment supplies, & a nice sitting area to watch the game on TV. The Florida room's entire exterior wall of glass doors opens to showcase the newly surfaced



swimming pool w/ its three waterfalls. The outdoor Mansard lanai is surrounded w/ palm trees, an ancient oak tree & tropical landscaping. There's even a putting green. Walk down a pathway to a hidden patio perfect for morning coffee or evening wine. From the Florida room, there's another sliding barn door to the spacious primary suite. Its ensuite bathroom has a Roman shower, private lavatory, linen closets, his & her sinks & built-in makeup vanity. Two large closets w/ new California Closet systems are between the bedroom & bathroom. On the other side of the home are two spacious guest rooms & a large secondary bathroom w/ jetted tub & shower. Ceramic tile flooring is used t/o the house except for new carpet in the bedrooms. The home has volume ceilings, including a tray ceiling in the dining room & master bedroom. The entire interior was recently repainted. Additional amenities include plantation shutters t/o, knockdown ceilings, high baseboards, & rounded drywall corners. The utility room has top-of-the-line washer & dryer w/ additional cabinetry & a large utility sink. There is enhanced landscaping w/ paver accents, & a screened porch. The two-car, plus golf cart garage, has been fitted w/ high-end cabinets for storing your tools & toys. A new Magic staircase gives easy access to the floored & insulated attic. Three-zone A/C installed in 2021 includes a UV light to kill germs & bacteria. A 75-gallon water heater & new roof were installed in 2022. Additional features include flush-mount Bose speakers t/o, Nest thermostats, tubular skylights, & a whole-house Generac generator. This expanded Designer home boasts 2,864 sq. ft. PLUS the large enclosed Florida room, bringing the living space to 3,717 sq. ft. This is your opportunity to own a slice of The Villages paradise!

Built in 2004

Essential Information

MLS® #	G5076880
Price	\$1,199,900
Sold Price	\$1,100,000
Sold Date	October 30th, 2024
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,864
Acres	0.23
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	1763 Arnsworth Avenue
Area	Lady Lake/The Villages
Subdivision	VILLAGES OF SUMTER
City	THE VILLAGES
County	Sumter
State	FL
Zip Code	32162-1656

Amenities

Amenities	Basketball Court, Golf Course, Pickleball Court(s), Playground, Pool, Shuffleboard Court, Tennis Court(s)
Parking	Driveway, Garage Door Opener, Golf Cart Garage, Golf Cart Parking, Oversized
# of Garages	3
View	Golf Course, Pool, Trees/Woods, Water
Has Pool	Yes

Interior

Interior Features	Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), Coffered Ceiling(s), Eating Space In Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Stone Counters, Thermostat, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range,

	Refrigerator, Washer
Heating	Natural Gas, Zoned
Cooling	Central Air, Zoned
Fireplace	Yes

Exterior

Exterior Features	Irrigation System, Outdoor Grill, Outdoor Kitchen, Rain Gutters, Sprinkler Metered
Lot Description	Cul-De-Sac, Irregular Lot, On Golf Course, Oversized Lot
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	January 4th, 2024
Days on Market	612
Zoning	X

Listing Details

Listing Office	WORTH CLARK REALTY
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