

# **\$359,000 - 1454 Pelican Path, THE VILLAGES**

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MLS® #G5080522

**\$359,000**

3 Bedroom, 2.00 Bathroom, 1,444 sqft

Residential

THE VILLAGES OF SUMTER, THE VILLAGES, FL

**NEW PRICE!!! NO BOND, NEW ROOF!!!!**

New HVAC 12/24!!! Welcome to this Lovely Bougainvillea Designer model, 3 bedroom/2 bath, 2 car garage home located in the Village of Sunset Point. It is perfectly situated between Lake Sumter Landing and Brownwood Square. You will truly be in the center of The Villages surrounded by golf, recreation, & just minutes from shopping & restaurants galore. You will immediately be impressed with the feeling of light, with the vaulted ceiling, solar light, light cabinets, and beautiful wood look floors in the living area. As well as freshly cleaned and sealed tile in the kitchen. The kitchen has a new refrigerator, electric stove (gas is available), and plenty of work space.

The primary suite is spacious and bright with a large window new carpet, twin closets, double vanity, and an updated tiled shower and floors. The guest quarters is situated separately from the primary suite for privacy, which includes sliding pocket door, 2 large bedrooms and a bath w/tub & shower combination. Included is an Inside laundry w/washer and new dryer. Sliding glass doors lead you to an enclosed Lanai w/shades, to enjoy your morning coffee, a birdcage large enough to put a hot tub and grill pad. This move in ready home is waiting for you to enjoy The Villages Life Style.

Built in 2004



## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | G5080522                |
| Price          | \$359,000               |
| Sold Price     | \$350,000               |
| Sold Date      | February 13th, 2025     |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,444                   |
| Year Built     | 2004                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Florida, Traditional    |
| Status         | Sold                    |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1454 Pelican Path      |
| Area        | Lady Lake/The Villages |
| Subdivision | THE VILLAGES OF SUMTER |
| City        | THE VILLAGES           |
| County      | Sumter                 |
| State       | FL                     |
| Zip Code    | 32162                  |

## Amenities

|              |   |
|--------------|---|
| # of Garages | 2 |
|--------------|---|

## Interior

|                   |                                                                                                                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Accessibility Features, Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Skylight(s), Split Bedroom, Thermostat, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Range, Range Hood, Refrigerator, Washer                                                                                                                   |
| Heating           | Central, Electric, Exhaust Fan                                                                                                                                                                                                        |
| Cooling           | Central Air                                                                                                                                                                                                                           |
| # of Stories      | 1                                                                                                                                                                                                                                     |

## Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Irrigation System, Lighting, Rain Gutters, Sliding Doors |
|-------------------|----------------------------------------------------------|

|                 |                                                       |
|-----------------|-------------------------------------------------------|
| Lot Description | Cleared, Landscaped, Level, Near Golf Course, Private |
| Roof            | Shingle                                               |
| Foundation      | Slab                                                  |

**School Information**

|            |                     |
|------------|---------------------|
| Elementary | Wildwood Elementary |
| Middle     | Wildwood Middle     |
| High       | Wildwood High       |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 6th, 2024 |
| Days on Market | 536             |
| Zoning         | 1001            |

**Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | REALTY EXECUTIVES IN THE VILLAGES |
|----------------|-----------------------------------|

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