

\$320,000 - 811 Alvarado Place, THE VILLAGES

MLS® #G5083106

\$320,000

2 Bedroom, 2.00 Bathroom, 1,268 sqft

Residential on 0.10 Acres

LADY LAKE ORANGE BLOSSOM GARDENS
COURTYARD VILLAS, THE VILLAGES, FL

STOP LOOKING! YOU FOUND IT! NEW
ROOF JAN 2024, NEW WATER HEATER
MAY 2024! TURNKEY! MOTIVATED SELLER!

The perfect courtyard villa awaits in this 1268 Sq Ft, 2/2 home nestled on an oversized corner lot, just minutes from Spanish Springs Towne Square and all the shopping and dining amenities offered on the Hwy 27/441 corridor. Plus, you are a short 10 minute golf cart ride from Lake Sumter Landing. As you approach the covered front porch, lush landscaping greets you, hinting at the tranquility that awaits within. Upon entering, your eyes will be drawn to the centerpiece of the living room: a built-in TV adorned with charming shutters, adding a touch of character and style to the open floor plan. Additionally, shutters extend across the living room sliders, opening into the Florida room, seamlessly blending indoor and outdoor living spaces while providing privacy and shade at your fingertips. No expense was spared when it came to upgrading this treasure. The kitchen boasts quartz countertops with sleek tile backsplash that extends from countertop to ceiling, elegant glass-front cabinets, (ADDITIONAL ,MATCHING CABINETS WERE ADDED ON 10/24/24 FOR EXTRA STORAGE, note Before and After pictures) updated appliances, including a new range installed in May of 2024, and a closet pantry. Designed for those who appreciate the finer things in life, this residence boasts a stunning solid wood sleigh



bed bedroom ensemble in the primary suite. Each piece exudes warmth and timeless appeal, inviting you to unwind and indulge in comfort. An immaculate en-suite bathroom featuring a quartz countertop and a large walk-in closet complete the primary suite. The split design affords privacy for both you and your guest with the guest bedroom on the opposite side of the home. Beyond aesthetics, this home offers an unparalleled living experience. The courtyard layout creates a private oasis perfect for entertaining or enjoying quiet moments of reflection. Whether you're hosting a soiree under the stars or savoring a morning coffee surrounded by nature, the possibilities are endless. With attention to detail at every turn, this villa epitomizes luxury living at its finest. Don't miss the opportunity to make this masterpiece your own and experience the epitome of refined living and the unique lifestyle of The Villages, FL. HVAC 2007. Seller is offering a one year whole home warranty for your peace of mind! Want low maintenance? Need to downsize? Looking for investment income? Ready to enjoy "The Lifestyle"? This is the ideal home for you!

Built in 1992

Essential Information

MLS® #	G5083106
Price	\$320,000
Sold Price	\$305,000
Sold Date	December 31st, 2024
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,268
Acres	0.10
Year Built	1992

Type	Residential
Sub-Type	Villa
Status	Sold

Community Information

Address	811 Alvarado Place
Area	Lady Lake (The Villages)
Subdivision	LADY LAKE ORANGE BLOSSOM GARDENS COURTYARD VILLAS
City	THE VILLAGES
County	Lake
State	FL
Zip Code	32159-5773

Amenities

# of Garages	1
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Interior

Interior Features	Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Range Hood, Refrigerator, Washer
Heating	Central, Electric, Heat Pump
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Courtyard, Irrigation System, Sliding Doors, Sprinkler Metered
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	June 7th, 2024
Days on Market	454
Zoning	PUD

Listing Details

Listing Office	COLDWELL BANKER VANGUARD LIFESTYLE REALTY
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