

\$394,999 - 1325 Chateau Way, THE VILLAGES

MLS® #G5085273

\$394,999

2 Bedroom, 2.00 Bathroom, 1,196 sqft

Residential on 0.09 Acres

THE VILLAGES, THE VILLAGES, FL

Stunning 2/2 "Beauregard" Courtyard Villa in The Village of Duval! This better than new Villa features Concrete, Block & Stucco construction with HIGH END FINISHES featured throughout! Tropical landscaping and contrasting rock filled landscaping beds enhance the curb appeal. The WOW Factor begins the moment you walk in the front door including a hideaway screen! Luxury Vinyl Plank flooring throughout by Roberto®™s Flooring (2022) - Fully remodeled kitchen (2023) - new solid wood, soft close cabinets with pullouts & high end hardware (2023) granite countertops (2023), movable custom island with matching granite countertop (2023), stainless steel appliances (2023), new garbage disposal (2023) & new single basin composite sink (2023) - Fully Remodeled Bathrooms both with Gorgeous Walk-in Showers (2023) & countertops - Interior painted (2023). In addition, the architectural shingle roof was replaced in August 2022! The HVAC & Water Heater were installed at the end of 2016. The large lanai (9 x 14) is accessible by the living room as well as the master bedroom. The list of improvements keeps going on with 4 solar tubes, 3 brand new high end sliding doors (2023), VOLUME CEILINGS, Exterior painted (2022), Irrigation updated (2023), Pavers & water fountain added to back patio area, pull down attic stairs and an Electric Garage Screen (2023). A HUGE BONUS is the CINDY CRAWFORD MASTER BEDROOM SUITE is INCLUDED!!!



With over \$80,000 in top end upgrades, this home is ready for immediate occupancy with nothing to do but enjoy the Village lifestyle! Centrally located from Odell Cir between Morse and Buena Vista Blvd, this Villa is close to everything: Sumter and Brownwood town squares with their nightly entertainment, shopping and medical facilities along the 466A corridor. Colony Shopping Area, Walmart Grocery Store and the abundant shops and eateries along CR 466A are within easy reach. Also, Several Executive Golf Courses are nearby. Don't miss out - Snag this opportunity now for your piece of paradise today. Low bond balance \$7,446.43.

Built in 2007

Essential Information

MLS® #	G5085273
Price	\$394,999
Sold Price	\$380,000
Sold Date	November 1st, 2024
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,196
Acres	0.09
Year Built	2007
Type	Residential
Sub-Type	Villa
Style	Custom
Status	Sold

Community Information

Address	1325 Chateau Way
Area	Lady Lake/The Villages
Subdivision	THE VILLAGES
City	THE VILLAGES
County	Sumter

State	FL
Zip Code	32162-2040

Amenities

Amenities	Basketball Court, Golf Course, Pickleball Court(s), Pool, Recreation Facilities, Shuffleboard Court, Tennis Court(s)
Parking	Garage Door Opener, Golf Cart Parking
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Eating Space In Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Skylight(s), Solid Wood Cabinets, Split Bedroom, Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer
Heating	Central
Cooling	Central Air

Exterior

Exterior Features	Irrigation System, Rain Gutters, Sliding Doors
Lot Description	In County
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	August 1st, 2024
Days on Market	422
Zoning	PUD

Listing Details

Listing Office	CENTURY 21 ALTON CLARK
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