

# \$484,900 - 2701 Astoria Avenue, THE VILLAGES

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MLS® #G5085618

**\$484,900**

3 Bedroom, 2.00 Bathroom, 2,179 sqft

Residential on 0.13 Acres

THE VILLAGES, THE VILLAGES, FL

PRICE REDUCED! BOND PAID! NEW ROOF (2022)! Don't miss your chance to own a beautifully UPDATED 3/2 "Gardenia" in the CENTRAL village of Duval. Located precisely in the middle of Lake Sumter Landing and Brownwood Paddock Square, and just a few blocks to County Road 466A with shopping, dining, medical, banking, and more; this home is as CONVENIENT as it gets! The exterior features a PAVED drive and walkway with low-maintenance rock landscaping and rain gutters on all sides. This popular designer model showcases an OPEN FLOOR PLAN that creates a spacious and inviting atmosphere, perfect for both everyday living and entertaining. Step into gorgeous EAT-IN KITCHEN with tile flooring, Corian® countertops (recently professionally polished), glass tile backsplash, updated stainless appliances, a generous breakfast bar, and an added COFFEE/WINE BAR with additional cabinets and a separate wine cooler. The living and dining areas boast VOLUME CEILINGS with recessed lighting. ENGINEERED HARDWOOD flooring offers both comfort and style, while the upgraded two-panel doors, CROWN MOLDING and PLANTATION SHUTTERS "each throughout the home" add a touch of luxury. Large sliding doors open to a GLASS-ENCLOSED LANAI with tile flooring and a MINI-SPLIT A/C unit, adding approximately 252 climate-controlled square feet to the already generous floor plan. The



spacious primary bedroom, privately located in the back of the home, features engineered hardwood flooring, VAULTED ceilings, and DUAL walk-in closets. Sliding doors lead from the bedroom to the lanai, while the en-suite bathroom boasts TWO vanities, two sinks, and a tiled ROMAN (walk-in) SHOWER. Bedrooms 2 and 3 (one with a built-in closet, and one without) are located on the opposite side of the home, behind a pocket door. The guest bathroom includes a TILED shower/tub combination for added convenience. The 2-car garage boasts EPOXY flooring, added shelving, cabinets, and a workbench. The home also features FRESH PAINT throughout the interior. For added convenience, the laundry room is fully equipped with a high-efficiency washer and dryer, upper cabinet storage, and a UTILITY SINK; and the lanai furniture, along with a new entertainment unit, conveys with the home. Some furniture pieces are negotiable, making this move-in-ready home even more appealing. Last but not least, the ROOF was replaced in September 2022, and the HVAC system in June 2018, offering peace of mind for years to come. The Village of Duval is conveniently located between County Roads 466 and 466A; only minutes away from BOTH Lake Sumter Landing Square and Brownwood Paddock Square; surrounded by popular recreation centers, including SeaBreeze Regional Recreation Center (0.9 mi), Truman (1.4 mi), Sterling Heights (1.8 mi) & Colony Cottage Recreation Centers (2.6 m); only a block to Duval Neighborhood Pool & Recreation Center; a short golf cart ride to DOZENS of Executive Golf Courses as well as Havana (2.0 mi), Cane Garden (2.2 mi), Evans Prairie (2.5 mi), Mallory Hill (3.1 mi), and Bonifay (3.6 mi) Country Clubs and Championship Golf Courses; only minutes to either C.R. 466 or 466A with abundant shopping, restaurants, banks, medical, and more! PLEASE WATCH

OUR WALKTHROUGH VIDEO OF THIS BEAUTIFUL HOME, and CALL TODAY to schedule your Private Showing or Virtual Tour!

Built in 2007

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | G5085618                |
| Price          | \$484,900               |
| Sold Price     | \$465,000               |
| Sold Date      | December 4th, 2024      |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 2,179                   |
| Acres          | 0.13                    |
| Year Built     | 2007                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Sold                    |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 2701 Astoria Avenue    |
| Area        | Lady Lake/The Villages |
| Subdivision | THE VILLAGES           |
| City        | THE VILLAGES           |
| County      | Sumter                 |
| State       | FL                     |
| Zip Code    | 32162-2011             |

**Amenities**

|              |                                                                                                                                                                   |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities    | Clubhouse, Fence Restrictions, Golf Course, Park, Playground, Pool, Racquetball, Recreation Facilities, Shuffleboard Court, Tennis Court(s), Vehicle Restrictions |
| # of Garages | 2                                                                                                                                                                 |

**Interior**

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Eating Space In Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|

|            |                                                              |
|------------|--------------------------------------------------------------|
|            | Primary Bedroom Main Floor, Split Bedroom, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer    |
| Heating    | Central                                                      |
| Cooling    | Central Air                                                  |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Sliding Doors                |
| Lot Description   | Landscaped, Near Golf Course |
| Roof              | Shingle                      |
| Foundation        | Slab                         |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2024 |
| Days on Market | 414               |
| Zoning         | RESI              |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | RE/MAX PREMIER REALTY LADY LK |
|----------------|-------------------------------|

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Listing information last updated on October 26th, 2025 at 10:54pm EDT