

\$465,000 - 1085 Woodruff Street, THE VILLAGES

MLS® #G5085702

\$465,000

3 Bedroom, 2.00 Bathroom, 1,945 sqft
Residential on 0.20 Acres

THE VILLAGES, THE VILLAGES, FL

One or more photo(s) has been virtually staged. Public records show 1597 sf., but there is a Florida room that is under heat and air which adds an additional approx. 348 Sf. of comfortable, usable space to furnish and enjoy. All carpeting will be removed and be replaced with the same LVP which is currently in the great room by Oct. 2024. UPDATES!! NO BOND! New HVAC 2024, ducts cleaned and new ROOF 2022, 2024 Termite bond and Home Warranty in place. Just .5 mi. to Lake Sumter Landing square. CAROLINE community. This JASMINE model is an exceptional find, especially with the upgrades. Built in 2006 and cared for by it's original owner, this home presents an outstanding opportunity for those seeking a move-in-ready residence. Notice the home's attractive curb appeal, and the block & stucco exterior that ensures both durability and classic style. The landscaping, complete with palms, volcanic rock, and curbing, enhances the home's exterior charm. Situated on a corner lot, the property offers rear privacy and potential for a pool or patio.

Step inside, and you'll be greeted by smooth ceilings and a vaulted ceiling in the main living area, creating an open and airy ambiance. The living space extends to a enclosed lanai, equipped with a Mitsubishi wall unit (2010), featuring a humidistat for year-round comfort. This 348-square-foot space is complete with pleated blinds, remote shades, sliders, ceiling fans, and lightingâ€”perfect for enjoying the



Florida lifestyle in comfort.

The attached birdcage, offering an additional 228 square feet, is ideal for outdoor relaxation or entertaining. With gas and electric hookups, stamped concrete floors, and motion detector lighting, this space combines practicality with style.

The home's total living space, including the lanai and birdcage, amounts to an impressive 2,173 square feet, ensuring plenty of room for relaxation and entertainment.

This home has been recently updated: 2018 LVP flooring(seller has bid to replace all carpet with existing LVP for buyer's reference), and newly replaced electrical outlets and switches, new bathroom exhaust fans. For added peace of mind, a Broward home warranty is in place until August 2025, and the termite bond is transferable for a nominal fee.

The interior of the home is just as impressive, featuring granite countertops in the kitchen and bathrooms, Merillat cabinets with some rollouts, and under-cabinet lighting. The eat-in kitchen is perfect for casual meals, while the great room, with its solar tubes and three sliding pocket glass doors, provides a bright and welcoming space to gather. Solar tubes in great room, laundry and guest bath.

The primary suite is a retreat of its own, with a spacious walk-in closet featuring custom-designed shelving, a double bowl vanity, and a walk-in shower with a frameless glass door and built-in seat. Ceiling fans in all three bedrooms ensure comfort, and the carpeted floors add a touch of coziness.

Additional features include a utility sink in the laundry room, grab bars in both the shower and tub areas, pocket doors, and lever handles throughout. The garage is a standout feature, with epoxied floors, two newer (2022) garage door openers, a pull-down aluminum ladder providing access to the attic with storage space, and a light and attic fan for convenience.

With a quick closing available and no contingencies for a home to sell, this property is ready for its next chapter. Perfect whether you're looking for a full-time residence or a seasonal escape.

Built in 2006

Essential Information

MLS® #	G5085702
Price	\$465,000
Sold Price	\$465,000
Sold Date	October 28th, 2024
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,945
Acres	0.20
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Sold

Community Information

Address	1085 Woodruff Street
Area	Lady Lake/The Villages
Subdivision	THE VILLAGES
City	THE VILLAGES
County	Sumter
State	FL
Zip Code	32162-8723

Amenities

Amenities	Basketball Court, Clubhouse, Fitness Center, Gated, Golf Course, Handicap Modified, Optional Additional Fees, Park, Pickleball Court(s), Pool, Recreation Facilities, Security, Shuffleboard Court, Spa/Hot Tub, Storage, Tennis Court(s), Trail(s), Wheelchair Access
Parking	Driveway, Garage Door Opener, Golf Cart Garage, Golf Cart Parking

of Garages 2

Interior

Interior Features Attic Fan, Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), Eating Space In Kitchen, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Skylight(s), Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

Appliances Dishwasher, Disposal, Dryer, Gas Water Heater, Ice Maker, Microwave, Range, Refrigerator, Washer, Water Softener

Heating Natural Gas

Cooling Central Air

Exterior

Exterior Features Lighting, Rain Gutters, Sliding Doors, Sprinkler Metered

Lot Description Corner Lot, Landscaped, Level, Near Golf Course, Sidewalk, Street Dead-End

Roof Shingle

Foundation Slab

Additional Information

Date Listed August 23rd, 2024

Days on Market 387

Zoning SFR

Listing Details

Listing Office RE/MAX FOXFIRE - SUMMERFIELD

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