

\$449,000 - 8732 Se 166th Birchbrook Loop, THE VILLAGES

MLS® #G5086350

\$449,000

2 Bedroom, 2.00 Bathroom, 1,218 sqft
Residential on 0.11 Acres

THE VILLAGES, THE VILLAGES, FL

OUTSTANDING ! Welcome to this TURNKEY Courtyard Villa youâ€™ve been dreaming of! This custom Beauregard Block & Stucco home is a showcase of elegance and comfort. The KITCHEN is a culinary delight, featuring Corian countertops with a unique two-level design, top-of-the-line natural gas stainless steel stove and appliances, diagonal tiled flooring, and a knockdown ceiling texture. The spacious pantry, large stainless steel sink, and soft-closing drawers and cupboards add both style and functionality.

The living area is equally impressive, with high-end laminate flooring and soaring volume ceilings. Modern ceiling fans with REMOTE CONTROLS and plantation shutters throughout enhance the ambiance, while the enclosed, air-conditioned lanai provides a perfect retreat. Step outside to the expansive 15' x 28' birdcage, where youâ€™ll find a convenient hot tub with an easy-move cover and year round FLORIDA furniture .

This TURNKEY home includes all furniture, household goods, decorations, linens, and moreâ€”everything you need to move in and start enjoying. Both the primary and second bedrooms come with queen-sized beds and laminate flooring, complemented by FULLY EQUIPPED bathrooms with showers. Over the past two years, the entire home has been



professionally decorated and furnished to perfection.

The rare TWO-CAR GARAGE features remote-controlled, high-end SCREENED AND SOLID doors. It also comes with a 2015 Yamaha gas GOLF CART, complete with a desirable sliding door enclosure. Located on the Nancy Lopez Championship Golf Course, this home offers stunning views, exceptional privacy, and low-maintenance landscaping. Nearby recreation, shopping, the VA Center and more are easily accessible via golf cart. With its many convenient features, NO BOND, this property is an outstanding value at \$449,000. Don't miss this opportunity to make it yours!

Built in 2003

Essential Information

MLS® #	G5086350
Price	\$449,000
Sold Price	\$430,000
Sold Date	November 22nd, 2024
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,218
Acres	0.11
Year Built	2003
Type	Residential
Sub-Type	Villa
Style	Contemporary, Courtyard
Status	Sold

Community Information

Address	8732 Se 166th Birchbrook Loop
Area	Lady Lake/The Villages
Subdivision	THE VILLAGES

City	THE VILLAGES
County	Marion
State	FL
Zip Code	32162-5872

Amenities

Amenities	Basketball Court, Clubhouse, Fitness Center, Golf Course, Pickleball Court(s), Playground, Recreation Facilities, Shuffleboard Court, Tennis Court(s), Trail(s)
Parking	Driveway, Garage Door Opener
# of Garages	2
View	Golf Course, Trees/Woods, Water
Waterfront	Lake

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Skylight(s), Solid Surface Counters, Thermostat, Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Exhaust Fan, Gas Water Heater, Microwave, Range, Range Hood, Refrigerator, Washer
Heating	Central, Natural Gas
Cooling	Central Air, Mini-Split Unit(s)
# of Stories	1

Exterior

Exterior Features	Awning(s), Courtyard, Irrigation System, Lighting, Rain Gutters, Sliding Doors
Lot Description	On Golf Course
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	September 9th, 2024
Days on Market	366
Zoning	PUD

Listing Details

Listing Office	REALTY EXECUTIVES IN THE VILLAGES
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