

\$360,000 - 1265 Niles Court, THE VILLAGES

MLS® #G5086700

\$360,000

3 Bedroom, 2.00 Bathroom, 1,920 sqft

Residential on 0.13 Acres

THE VILLAGES, THE VILLAGES, FL

Welcome to your dream home in the centrally located Village of Glenbrook. This 3/2 Hibiscus (Camellia) model boasts an inviting exterior highlighted by a front porch, enhanced landscaping, and a full 2-car garage. BOND PAID. ROOF 2020. Upon entering, you are welcomed into a spacious living room featuring vaulted ceilings, lending an airy and open feel. The main living area showcases beautiful laminate flooring, combining durability with modern style. The open concept layout fluidly connects the living and dining areas to the kitchen, making it an excellent setting for entertaining family and friends. The bright and spacious kitchen is outfitted with white appliances, GAS range, wooden cabinetry, and a breakfast bar that encourages casual dining and conversation. Conveniently accessible from the living room, the charming screened-in lanai with painted floor and two upgraded ceiling fans allows for enjoyable indoor-outdoor living—a perfect spot to unwind or host gatherings. As you explore further, you’ll discover the luxurious primary suite, which boasts a spacious bedroom with two walk-in closets and en suite bathroom with double sinks and a walk-in shower for ultimate convenience and privacy. Two additional bedrooms offer ample space for family, guests, or a home office, while the second bathroom, featuring stylish and durable tile flooring, ensures comfort. The full two-car garage with attic stairs provides plenty of space for all of your storage needs. Don't



miss the chance to make this extraordinary property your own! Experience the ideal blend of comfort, style, and functionality in a home that truly has it all. Located in the highly convenient Village of Glenbrook, this home is just moments away from Spanish Springs Square and Lake Sumter Landing. Enjoy easy access to the Saddlebrook Recreation Complex, featuring two executive golf courses, an adult swimming pool, four softball diamonds, and a Polo Field. Explore additional amenities such as the Hawkes Bay Executive Golf Course, Glenview Champions Golf and Country Club, the Savannah Center, multiple swimming pools, pickleball courts, and nearby shopping, dining, banks, and medical facilities along Route 466. Watch our walkthrough video of this beautiful home in an amazing location, and call today to schedule your private showing or virtual tour!

Built in 2002

Essential Information

MLS® #	G5086700
Price	\$360,000
Sold Price	\$347,000
Sold Date	October 31st, 2024
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,920
Acres	0.13
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	1265 Niles Court
Area	Lady Lake/The Villages

Subdivision	THE VILLAGES
City	THE VILLAGES
County	Sumter
State	FL
Zip Code	32162-7661

Amenities

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

Interior

Interior Features	Ceiling Fan(s), Eating Space In Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Solid Surface Counters, Thermostat
Appliances	Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer
Heating	Central, Natural Gas
Cooling	Central Air

Exterior

Exterior Features	Lighting, Rain Gutters, Sliding Doors
Lot Description	Landscaped, Near Golf Course
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	September 5th, 2024
Days on Market	393
Zoning	RESI

Listing Details

Listing Office	RE/MAX PREMIER REALTY LADY LK
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