

# **\$949,000 - 1637 Hartsville Trail, THE VILLAGES**

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MLS® #G5088055

**\$949,000**

3 Bedroom, 2.00 Bathroom, 2,097 sqft

Residential on 0.18 Acres

VILLAGES/SUMTER, THE VILLAGES, FL

EXCEPTIONAL GOLF FRONT Designer LANTANA, stretched to 2097 SF at original build, PLUS an ADDITIONAL 760 SF of AIR CONDITIONED LIVING SPACE, 2021 ROOF, 2017 AND 2021 AIR CONDITIONING UPGRADES, 2023 HOT WATER HEATER and BOND IS PAID. Nicely landscaped yard surrounds the FRESHLY PAINTED DRIVEWAY AND WALKWAY that leads to the covered entry of this UNIQUE PROPERTY. Enjoy GREAT VIEWS of the HERON GOLF COURSE, LAKE and a myriad of birds, wildlife and golfers. These are best viewed from the EXPANSIVE, ENCLOSED LANAI which has plenty of room and currently includes an additional living room, dining area and SUMMER KITCHEN with grill, wet bar, wine cooler, island bar, additional storage and large flat screen TV. This BONUS ROOM is accessible from the breakfast area, living room and primary bedroom suite. From here, you can access the pool area which offers a HEATED and JETTED SWIM SPA, FLOOR TO CEILING SLIDERS that allow for screen enclosure option or enclosed swimming area when needed. This expanded LANTANA model offers a large LIVING AREA that opens to the DINING AREA, KITCHEN and BREAKFAST AREA. All of these areas have diagonal tile flooring, high ceilings with fans and upgraded lighting. The kitchen offers NEWER STAINLESS APPLIANCES, GAS COOKING, PANTRY CLOSET and direct access to INSIDE LAUNDRY ROOM with full



size washer and dryer plus room for storage, office desk area, etc. The ample PRIMARY SUITE includes 2 ceiling fans, ENSUITE BATH with WALK IN SHOWER, double vanities, separate water closet, large WALK IN CLOSET and access to the large enclosed lanai. The GUEST WING has two guest rooms, both with closets, carpet, ceiling fans, plus a guest bath with TUB/SHOWER combo. A SPEAKER SYSTEM provides music in living area, lanai and master suite. SOLAR TUBES provide great natural light in the kitchen, dining area and guest bath. Two car plus golf cart garage, offers substantial space to house your vehicles and still have room for storage. There is a surge protection system in the garage and pull down stairs to attic over garage make it easy to store additional items. Excellent location with multiple community pools, Cane Garden Country Club, multiple executive golf courses, championship golf courses and rec centers nearby. Just 2 miles to so many activities at LAKE SUMTER LANDING, including over a dozen restaurants, many retailers including Barnes & Noble, medical offices, 2 urgent care centers, Winn Dixie Grocery store, golf cart gas station and FREE NIGHTLY ENTERTAINMENT on the square. BOND IS PAID! Annual maintenance/fire dept. fee is \$542. Monthly amenity fee of \$195 provides access to dozens of rec centers, community pools, clubs, pickleball, tennis, golf and more! Located in one of the most desired locations in The Villages, this home offers great living space, beautiful golf and water views and a variety of social and athletic options to start living your best life! Urns on pedestals and Bacchus reliefs at front entry do not convey. Wall Sconces that are not hard wired do not convey. All artwork and furniture will be removed before closing.

Built in 2005

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | G5088055                |
| Price          | \$949,000               |
| Sold Price     | \$935,000               |
| Sold Date      | November 22nd, 2024     |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 2,097                   |
| Acres          | 0.18                    |
| Year Built     | 2005                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Sold                    |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1637 Hartsville Trail  |
| Area        | Lady Lake/The Villages |
| Subdivision | VILLAGES/SUMTER        |
| City        | THE VILLAGES           |
| County      | Sumter                 |
| State       | FL                     |
| Zip Code    | 32162-2269             |

## Amenities

|              |                                                                                                                                                                                          |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities    | Basketball Court, Clubhouse, Golf Course, Park, Pickleball Court(s), Playground, Pool, Recreation Facilities, Security, Shuffleboard Court, Tennis Court(s), Trail(s), Wheelchair Access |
| Parking      | Garage Door Opener, Golf Cart Garage                                                                                                                                                     |
| # of Garages | 2                                                                                                                                                                                        |
| View         | Golf Course, Water                                                                                                                                                                       |
| Waterfront   | Lake                                                                                                                                                                                     |
| Has Pool     | Yes                                                                                                                                                                                      |

## Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Skylight(s), Split Bedroom, Walk-In Closet(s), Wet Bar                                  |
| Appliances        | Dishwasher, Disposal, Dryer, Gas Water Heater, Indoor Grill, Microwave, Range, Refrigerator, Washer, Wine Refrigerator |

|         |                      |
|---------|----------------------|
| Heating | Central, Natural Gas |
| Cooling | Central Air          |

**Exterior**

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Irrigation System, Outdoor Kitchen, Rain Gutters, Sliding Doors |
| Lot Description   | Landscaped, On Golf Course                                      |
| Roof              | Shingle                                                         |
| Foundation        | Slab                                                            |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2024 |
| Days on Market | 350                |
| Zoning         | 0100               |

**Listing Details**

|                |                     |
|----------------|---------------------|
| Listing Office | FONTANA REALTY INC. |
|----------------|---------------------|

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