

\$399,000 - 1662 Hollow Branch Way, THE VILLAGES

MLS® #G5088461

\$399,000

3 Bedroom, 2.00 Bathroom, 1,556 sqft

Residential on 0.22 Acres

VILLAGES OF SUMTER, THE VILLAGES, FL

Welcome home to this lovely 3/2 Wisteria designer in the Village of St. Charles. The home is being sold mostly turnkey with a few personal items being taken. This is a great home in an active neighborhood and is close to several pools and Sea Breeze recreation center, Cane Garden Country Club, golf and Sumter Landing town square. As you drive up you notice the lush landscaping which goes around to the back where you have a privacy wall. Enter thru the front leaded door and you will see the tiled kitchen complete with black appliances and a high definition laminate counter. There is a pass thru to the dining room and a nice pantry. The nook area has a table and chairs and is a perfect place to enjoy your morning coffee and read the newspaper. This is an all electric home and has carpet and tile in the wet areas. The living, dining, and bedrooms are all carpet and they have just been cleaned. The ceilings in this beauty are vaulted and the sliders off of the living room open out to a wonderful enclosed Florida Room with cooler shades. Off of the Florida room is a nice patio with a bistro table and chairs. All of the furniture in the florida Room and living room stays as well as the tvs. There is a nice table and chairs in the dining room. The bedrooms are split with the Primary bedroom on the right. There is a Queen bed and dresser and a walk-in closet and the bathroom has higher counters, dual sinks and a fabulous Roman shower. The laundry room is in the hall across from the Primary bedroom.



Washer and dryer are included. The guest bedrooms are across on the other side of the living room and one bedroom is being used as an office with a recliner and desk. This room has a closet. The other guest bedroom has a closet and twin beds. The guest bath has a tub/shower combo and sink and commode. The garage of this home is a 2 car space. There are pull down steps to storage and a couple cabinets that stay. The golf cart is not part of the turn key package but is a 2007 Yamaha 4 seater gas golf cart and is for sale separately. This home is just waiting for you to bring your suitcase and move right in. Taxes \$2,313.25, Fire \$125.00, Maint. \$604.00, Bond \$1,359.99, Bond Balance is \$13,115.72

Built in 2011

Essential Information

MLS® #	G5088461
Price	\$399,000
Sold Price	\$390,000
Sold Date	December 16th, 2024
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,556
Acres	0.22
Year Built	2011
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	1662 Hollow Branch Way
Area	Lady Lake/The Villages
Subdivision	VILLAGES OF SUMTER
City	THE VILLAGES
County	Sumter

State	FL
Zip Code	32162-2368

Amenities

# of Garages	2
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Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
Heating	Heat Pump
Cooling	Central Air

Exterior

Exterior Features	Irrigation System, Rain Gutters
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	October 23rd, 2024
Days on Market	326
Zoning	RES

Listing Details

Listing Office	REALTY EXECUTIVES IN THE VILLAGES
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