

\$448,000 - 397 Simpson Street, THE VILLAGES

MLS® #G5089594

\$448,000

3 Bedroom, 2.00 Bathroom, 1,927 sqft

Residential on 0.15 Acres

VILLAGES/SUMTER, THE VILLAGES, FL

MOTIVATION, PARTIALLY TURNKEY AND BOND PAID (at closing)! Discover the perfect blend of comfort and convenience in the highly desirable Village of Mallory Square also known as "Between the 66's" (CR 466 and CR 466A). This beautifully maintained 3-bedroom, 2-bath Designer Gardenia Model is just minutes from Lake Sumter Landing, offering the ultimate in location and lifestyle. Built with durable block and stucco construction, this home boasts a new roof with premium Batterbee Platinum shingles (2021) for lasting peace of mind. The meticulously maintained lawn and landscaping add to its exceptional curb appeal.

Step into a chef's dream kitchen, complete with stainless steel appliances, pull-out drawers, and ample storage. A dedicated indoor laundry room, equipped with a pantry cabinet, enhances functionality and convenience. This open floor plan is everything you've been searching for—ideal for entertaining! The seamless flow between the living, dining, and kitchen areas creates a spacious, welcoming atmosphere perfect for gatherings or quiet evenings at home. Enjoy the luxury of NO HOMES BEHIND YOU, providing unmatched privacy. Relax year-round in the enclosed lanai, featuring a mini-split A/C system, or unwind in the tranquil outdoor space surrounded by lush landscaping. Don't miss this rare opportunity to own a home that combines style, privacy, and a prime location in The



Villages. Schedule your showing today! With
Peace of mind with a 1 year Home Warranty

Built in 2006

Essential Information

MLS® #	G5089594
Price	\$448,000
Sold Price	\$435,000
Sold Date	March 24th, 2025
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,927
Acres	0.15
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	397 Simpson Street
Area	Lady Lake/The Villages
Subdivision	VILLAGES/SUMTER
City	THE VILLAGES
County	Sumter
State	FL
Zip Code	32162-6117

Amenities

# of Garages	2
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Interior

Interior Features	Ceiling Fan(s), High Ceilings
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer
Heating	Central
Cooling	Central Air

Exterior

Exterior Features	Irrigation System
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	November 20th, 2024
Days on Market	300
Zoning	RESI

Listing Details

Listing Office	ERA GRIZZARD REAL ESTATE
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