

# **\$339,000 - 1615 Magnolia Avenue, THE VILLAGES**

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MLS® #G5089642

**\$339,000**

2 Bedroom, 2.00 Bathroom, 1,419 sqft

Residential on 0.12 Acres

THE VILLAGES, THE VILLAGES, FL

EXTRAORDINARY HOME AT A GREAT VALUE! PANORAMIC GOLF COURSE VIEW! NO BOND! ROOF 2022, HVAC 2021, HWH 2018. 1400+ SQ FT IN THIS 2 BEDROOM, 2 BATH HOME WITH A 2 CAR GARAGE, located in The Village of Country Club Hills. OPEN, LIGHT, BRIGHT & AIRY FLOOR PLAN, LAMINATE FLOORING thru-out with the exception of TILE in the wet areas. NO POPCORN! NO CARPET! REMODELED KITCHEN with WOOD CABINETS, GRANITE COUNTERTOPS & ISLAND, STAINLESS STEEL APPLIANCES. The SPACIOUS BEDROOMS are split - PRIMARY BEDROOM has a WALK-IN CLOSET and an EN-SUITE BATH with DOUBLE SINKS & SHOWER. The SECONDARY BEDROOM also has a WALK-IN CLOSET. Adjacent to the Guest Bedroom is a LARGE GUEST BATH with a Tub/Shower and a Linen Closet. Off the Dining Room is a FLORIDA ROOM with a WALL of WINDOWS CAPTURING THE CHAMPIONSHIP GOLF COURSE VIEWS. Just off the Florida Room there is an ENCLOSED LANAI offering MORE SPACE, and MORE 'WOW FACTOR' VIEWS! There is a Fenced OUTDOOR PATIO for Grilling and/or Entertaining! BONUS FEATURES: Crown Molding, Solar Tubes, Inside Laundry Room, Automatic Sun Setter Awnings, Double Paned Windows, Recessed Lighting, Painted Driveway, Epoxy Garage Floor, Attic Space with Pull Down Stairs. The Village of Country



Club Hills has scenic views and the landmark Orange Blossom Hills Country Club. Residents here can choose between 18 holes of championship golf that wrap in and around the area's rolling terrain, or the scenic Hilltop executive course. There's a restaurant too, perfect for a nice meal or a snack before or after the game. The Hilltop adult pool is close by - a terrific place to relax and meet new friends. Spanish Springs Square is less than 5 minutes away!

Built in 1992

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | G5089642                |
| Price          | \$339,000               |
| Sold Price     | \$339,000               |
| Sold Date      | February 11th, 2025     |
| Bedrooms       | 2                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,419                   |
| Acres          | 0.12                    |
| Year Built     | 1992                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Sold                    |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 1615 Magnolia Avenue     |
| Area        | Lady Lake (The Villages) |
| Subdivision | THE VILLAGES             |
| City        | THE VILLAGES             |
| County      | Lake                     |
| State       | FL                       |
| Zip Code    | 32159-2197               |

**Amenities**

|         |                              |
|---------|------------------------------|
| Parking | Driveway, Garage Door Opener |
|---------|------------------------------|

|              |             |
|--------------|-------------|
| # of Garages | 2           |
| View         | Golf Course |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Crown Molding, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Walk-In Closet(s) |
| Appliances        | Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer                                              |
| Heating           | Central                                                                                                          |
| Cooling           | Central Air                                                                                                      |
| # of Stories      | 1                                                                                                                |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Awning(s), Irrigation System |
| Lot Description   | On Golf Course               |
| Roof              | Shingle                      |
| Foundation        | Slab                         |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 20th, 2024 |
| Days on Market | 306                 |
| Zoning         | MX-8                |

### Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | NEXTHOME SALLY LOVE REAL ESTATE |
|----------------|---------------------------------|

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