

\$399,000 - 2372 Arbordale Avenue, THE VILLAGES

MLS® #G5090226

\$399,000

3 Bedroom, 2.00 Bathroom, 1,357 sqft

Residential on 0.13 Acres

VILLAGES OF SUMTER MONTBROOK
VILLAS, THE VILLAGES, FL

This three bedroom and two bath Anaheim courtyard villa will certainly draw attention. It has been meticulously maintained and is being offered completely turnkey. Its construction includes reinforced poured concrete walls finished off with a stucco exterior. This home has been tastefully updated with luxury vinyl plank flooring, granite counter tops, crown moulding and recently had a complete professional painting inside and out.



At the end of 2024 new Roof, Water Heater, new HVAC, new Kitchen Appliances, and new Garbage Disposal were installed. Four SolaTubes and a solar power roof fan adorn the roof. The windows also have a UV protective coating.

The Garage is a dream with a Stacked Screen Door, Epoxied Floor, extra blown insulation in the ceiling, an insulated garage door, and Gladiator Cabinets with a six foot Workbench. The lanai is furnished and has a Sunbrella cover over the once exposed ceiling.

But best of all, this home sits on a large nicely landscaped corner lot. It offers the additional privacy that other villas cannot. The immense yard is accented with a large patio and an aluminum maintenance free pergola with two

ceiling fans. All of the patio furniture, fire pit/table, and Weber grill are included. This backyard is just wonderful for entertaining, or for the pups, or just sitting out enjoying the weather.

This fabulous villa is ready to live in! There is peace of mind knowing that all appliances, HVAC, along with the scheduled roof installation are all new providing worry free living for years to come.

It is located at the first exit north of 466A on Buena Vista Blvd in the Village of Tamarind Grove. Entertainment is ten minutes away in either direction. It is centrally located between Brownwood and Sumter Landing. For the golfer, it is short distance from both Cane Garden and Evans Prairie championship golf courses and just down the street is Yankee Clipper and Southern Star executive courses.

Built in 2011

Essential Information

MLS® #	G5090226
Price	\$399,000
Sold Price	\$399,000
Sold Date	June 2nd, 2025
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,357
Acres	0.13
Year Built	2011
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	2372 Arbordale Avenue
Area	Lady Lake/The Villages
Subdivision	VILLAGES OF SUMTER MONTBROOK VILLAS
City	THE VILLAGES
County	Sumter
State	FL
Zip Code	32162-3532

Amenities

of Garages 1

Interior

Interior Features Attic Fan, Ceiling Fan(s), Crown Molding, High Ceilings, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Solid Surface Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

Appliances Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

Heating Heat Pump

Cooling Central Air

Exterior

Exterior Features Courtyard, Irrigation System, Rain Gutters

Roof Shingle

Foundation Slab

Additional Information

Date Listed December 8th, 2024

Days on Market 254

Zoning RES

Listing Details

Listing Office REALTY EXECUTIVES IN THE VILLAGES

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