

\$275,000 - 8173 Se 169th Palownia Loop, THE VILLAGES

MLS® #G5090372

\$275,000

2 Bedroom, 2.00 Bathroom, 1,183 sqft
Residential on 0.08 Acres

THE VILLAGES, THE VILLAGES, FL

TURNKEY (including all furniture and furnishings) 2/2 Colony patio villa located in the Village of Calumet Grove offers an OPEN CONCEPT floorpan, large kitchen, and NO REAR NEIGHBORS – not to mention a NEWER ROOF (2021) and a VERY LOW BOND balance of \$1,425.76. The front exterior boasts mature, low maintenance landscaping, a charming sidewalk leading to a ENCLOSED LANAI complete with a ceiling fan. This front lanai features sliding acrylic windows and screens – perfect for enjoying Florida's warm breezes. Inside, the OPEN CONCEPT living area features two large windows that fill the space with natural light, a dining room with a chandelier that comfortably accommodates a four- to six-person table, and sliding glass doors that lead to a private SIDE PATIO. The kitchen is equipped with a breakfast bar, recessed lighting, white appliances, as well as ample dishes, silverware and cookware to get your started. The spacious primary bedroom includes a WALK-IN CLOSET and an en suite bathroom with a walk-in shower. The guest bedroom features a built-in MURPHY BED (wall bed) with additional storage, while the guest bathroom offers a tub/shower combo, a large mirror, and ample lighting. The 1.5-car garage provides attic storage, a large utility sink, and laundry facilities with cabinetry for added organization. Enjoy the privacy of NO REAR NEIGHBORS and the serenity of



surrounding privacy hedges, making this home an ideal retreat in The Villages. Conveniently located near the BRAND NEW First Responders' Recreation Center, which offers 19 acres of diverse activities, this home is also just minutes from the prestigious Nancy Lopez Country Club & Championship Golf Course. Recreational facilities such as Adult and Family Pools, Mulberry Grove and Chatham Recreation Centers are all within easy reach. Additionally, nearby Highway 42 and Country Road 466, each with numerous shopping centers, banking, restaurants, and the VA Center ensure that every necessity and convenience is right at your fingertips. All furniture and furnishings are included, but please note there are some personal items set aside in the garage, including a toaster oven, that do not convey. PLEASE WATCH OUR WALKTHROUGH VIDEO OF THIS TURNKEY VILLA and CALL TODAY to schedule your private showing or virtual tour!

Built in 2002

Essential Information

MLS® #	G5090372
Price	\$275,000
Sold Price	\$262,500
Sold Date	February 28th, 2025
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,183
Acres	0.08
Year Built	2002
Type	Residential
Sub-Type	Villa
Status	Sold

Community Information

Address	8173 Se 169th Palownia Loop
Area	Lady Lake/The Villages
Subdivision	THE VILLAGES
City	THE VILLAGES
County	Marion
State	FL
Zip Code	32162-8378

Amenities

Amenities	Golf Course, Park, Pickleball Court(s), Playground, Pool, Racquetball, Recreation Facilities, Shuffleboard Court, Tennis Court(s), Trail(s), Vehicle Restrictions
Parking	Driveway, Garage Door Opener, Golf Cart Parking
# of Garages	1
View	Trees/Woods

Interior

Interior Features	Ceiling Fan(s), Eating Space In Kitchen, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Thermostat, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer
Heating	Central, Natural Gas
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Lighting
Lot Description	Landscaped, Near Golf Course, Private
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	December 19th, 2024
Days on Market	293
Zoning	PUD

Listing Details

Listing Office	RE/MAX PREMIER REALTY LADY LK
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