

\$289,900 - 1702 Abasco Court, THE VILLAGES

MLS® #G5090397

\$289,900

2 Bedroom, 2.00 Bathroom, 1,156 sqft

Residential on 0.09 Acres

THE VILLAGES OF SUMTER MANGROVE
VILLAS, THE VILLAGES, FL

Charming Patio Villa

Welcome to this delightful home located in the highly sought-after Village of Mangrove, perfectly positioned between CR 466 and CR 466A—one of the most desirable locations in The Villages, Florida. This prime spot places you near some of the hottest attractions, including Sumter Landing Town Square, Brownwood Paddock Square, and countless shopping, dining, and entertainment options.

Key Features:

- * Open Floor Plan that's perfect for modern living
- * Newly Installed Refrigerator and updated appliances
- * Indoor Laundry Room for convenience
- * Skylights offering natural light throughout the home
- * Master Suite with a beautifully updated shower featuring elegant glass doors and a spacious walk-in closet
- * Sliding Glass Doors in the spare bathroom
- * Plantation Shutters throughout, blending style and privacy
- * Breakfast Bar with stylish pendant lighting
- * Recessed Lighting and modern light fixtures
- * Natural Gas Appliances and reclaimed water for efficiency and sustainability
- * Garage Space accommodating one car and a golf cart, with attic storage and pull-down stairs
- * Private Side Yard with lush shrubs and stone curbing for additional privacy



* Mature, Low-Maintenance Landscaping with beautiful stone curbing for curb appeal
Living here means being at the heart of The Villages lifestyle. Youâ€™re minutes away from premier golf courses, recreational centers, scenic walking trails, and the vibrant energy of town squares filled with live entertainment and community events. This villa offers the perfect balance of modern updates, thoughtful design, and a prime location. Donâ€™t miss this opportunityâ€”schedule your private showing today! Priced to sell!

Built in 2010

Essential Information

MLS® #	G5090397
Price	\$289,900
Sold Price	\$289,000
Sold Date	February 14th, 2025
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,156
Acres	0.09
Year Built	2010
Type	Residential
Sub-Type	Villa
Style	Patio
Status	Sold

Community Information

Address	1702 Abasco Court
Area	Lady Lake/The Villages
Subdivision	THE VILLAGES OF SUMTER MANGROVE VILLAS
City	THE VILLAGES
County	Sumter
State	FL
Zip Code	32162-3102

Amenities

Amenities	Golf Course, Park, Pickleball Court(s), Playground, Pool, Racquetball, Recreation Facilities, Security, Shuffleboard Court, Tennis Court(s), Trail(s)
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Eating Space In Kitchen, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Skylight(s), Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range Hood, Refrigerator, Washer
Heating	Central, Natural Gas
Cooling	Central Air

Exterior

Exterior Features	French Doors, Irrigation System, Lighting, Rain Gutters
Lot Description	Landscaped, Near Golf Course
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	December 13th, 2024
Days on Market	285
Zoning	PUB

Listing Details

Listing Office	LPT REALTY
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