

\$360,000 - 7080 Se 173rd Arlington Loop, THE VILLAGES

MLS® #G5092296

\$360,000

3 Bedroom, 3.00 Bathroom, 1,793 sqft
Residential on 0.12 Acres

THE VILLAGES, THE VILLAGES, FL

~ LOW BOND~ ~2023 ROOF~ ~HALF BATH~ ~UNIQUE COTTONWOOD MODEL~ ~QUIET NEIGHBORHOOD~ This beautifully landscaped COTTONWOOD model home in the Village of CHATHAM offers exceptional curb appeal, with mature shrubs lined with pavers and a painted driveway welcoming you. As you step through the front door, framed by ELEGANT SIDELIGHTS and a TRANSOM, you are greeted by stunning ENGINEERED HARDWOOD FLOORS that flow seamlessly through the living and dining areas. The kitchen is designed for both style and functionality, featuring CERAMIC TILE floors, under-cabinet lighting, and convenient ROLLOUTS. A spacious BREAKFAST BAR, adorned with stylish WAINSCOTING, comfortably seats up to 6 guests. The formal dining room, perfect for entertaining, accommodates 6 to 8 guests with ease. The primary bedroom is a luxurious retreat, showcasing LUXURY VINYL FLOORING, a TRAY CEILING, and an OVERSIZED WALK-IN CLOSET. The en-suite bath is beautifully appointed with DOUBLE SINKS, a porcelain tile floor, a WALK-IN SHOWER, and a linen closet for added storage. The front guest room with WALK-IN CLOSET also features a SEPARATE SUITE with a door closing off the bedroom and bath which has a SHOWER/TUB COMBO with GLASS DOORS. The 3rd bedroom also has a WALK-IN



CLOSET and is located close to the ½ bath. Sliding doors from both the living room and primary bedroom lead to the inviting lanai, which features a painted floor and roll-down shades for added comfort. The 2-car garage is complete with a closet for the washer/dryer, a laundry tub, shelving and ample space for projects. A brand-new roof was installed in 2023, the HVAC is original but the compressor was replaced in 2018 and the Hot Water Heater is original. Located near the Chatham Recreation Center, First Responders Recreation Center, Mulberry Recreation Center, Nancy Lopez Golf Courses, and Mulberry Grove Shopping Center, this home offers both convenience and access to outstanding amenities.

Built in 2004

Essential Information

MLS® #	G5092296
Price	\$360,000
Sold Price	\$352,000
Sold Date	March 3rd, 2025
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,793
Acres	0.12
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	7080 Se 173rd Arlington Loop
Area	Lady Lake/The Villages
Subdivision	THE VILLAGES

City	THE VILLAGES
County	Marion
State	FL
Zip Code	32162-5329

Amenities

Parking	Garage Door Opener, Golf Cart Parking
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Thermostat, Tray Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range, Refrigerator, Washer
Heating	Natural Gas
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Irrigation System, Sliding Doors
Lot Description	Near Golf Course, Private
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	February 1st, 2025
Days on Market	238
Zoning	PUD

Listing Details

Listing Office	REALTY EXECUTIVES IN THE VILLAGES
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