

\$435,000 - 802 Nancy Drive, THE VILLAGES

MLS® #G5092387

\$435,000

3 Bedroom, 2.00 Bathroom, 1,392 sqft
Residential on 0.12 Acres

THE VILLAGES, THE VILLAGES, FL

Price reduced....100% TURN-KEY incl.
Yamaha Gas Golf... Total Price \$435,000
Based on: Home \$395,000 & Premium Lot \$40,000..... LOCATION - LOCATION - LOCATION! The 3 most famous words in real estate, and this gorgeous Sun Kissed Cottage Home in The Villages, Florida, delivers! Perfectly situated in the desirable Village of St. Catherine, this home is move-in ready, TURNKEY - including the GOLF CART and is ideal for both personal use or as a rental investment. Step outside and youâ€™re within walking distance to The Market at SAWGRASS GROVE, where you can enjoy nightly music, dancing, dining, and a variety of charming shops. And it doesnâ€™t stop thereâ€™you're just minutes away from the Ezell Regional Recreation Complex, the renowned Southern Oaks 18-Hole Championship Golf Course, and the local favorite, Sawgrass Tavern. Looking for outdoor fun? The Clifton Cove Putting Course is right out the back lanai, offering stunning views of the 15th holeâ€™perfect for a relaxing afternoon or practice session. No tee times or check-in is needed, just start playing golf...step out the door and start playing golf. Putters and golf balls are provided. This turnkey home is packed with amenities, so all you need to do is bring your personal items and start enjoying the fantastic lifestyle that comes with living in The Villages. Whether you're looking for a low-maintenance vacation getaway, a rental opportunity, or a beautiful new home, this is



the place for you! Don't miss the chance to start living The Villages Lifestyle!

Built in 2020

Essential Information

MLS® #	G5092387
Price	\$435,000
Sold Price	\$384,355
Sold Date	May 3rd, 2025
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,392
Acres	0.12
Year Built	2020
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage
Status	Sold

Community Information

Address	802 Nancy Drive
Area	The Villages
Subdivision	THE VILLAGES
City	THE VILLAGES
County	Sumter
State	FL
Zip Code	32163-5855

Amenities

Parking	Garage Door Opener
# of Garages	2
View	Golf Course

Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range, Refrigerator, Washer

Heating	Natural Gas
Cooling	Central Air

Exterior

Exterior Features	Irrigation System, Rain Gutters, Sliding Doors
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	February 5th, 2025
Days on Market	209
Zoning	RESI

Listing Details

Listing Office	HOAD REALTY GROUP LLC
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