

\$349,500 - 3546 Auburndale Avenue, THE VILLAGES

MLS® #G5092509

\$349,500

3 Bedroom, 2.00 Bathroom, 1,392 sqft

Residential on 0.17 Acres

THE VILLAGES, THE VILLAGES, FL

SELLER FINANCING MAY BE CONSIDERED! GREAT BUY on this wonderful 3/2 Amarillo being offered TURNKEY, NO BOND, PRIVACY, NO KISSINÂ€™™ LANAIÂ€™™s, NO ROAD BEHINDÂ€™™, and so much more, for under \$350,000! This meticulously maintained home has a 2-Car Garage, Acrylic ENCLOSED Lanai and is PERFECT for Seasonal Use or Investment. Situated in the Village of Summerhill, youÂ€™™ll enjoy the convenience of numerous Golf courses, Pools, Recreation Centers, Major Shopping, Restaurants, and a short golf cart ride to LAKE SUMTER LANDING! This Spacious homesite has ROOM FOR A POOL (SEE SCHEMATIC), LAMINATE FLOORS with TILE only in Wet areas Â€“ NO CARPET! YouÂ€™™ll first notice the tasteful, yet Low-Maintenance landscaping and welcoming S-facing covered porch Â€“ a wonderful place to relax with your morning coffee. The OPEN Concept and Vaulted Ceilings enhance this spacious and bright home. The Kitchen has beautiful Maple Cabinets with Pull-out shelves, Tiled Backsplash, Neutral Countertops and Stainless Appliances which include Brand NEW Gas Range and Refrigerator, and the Microwave and Dishwasher are approximately 1 year oldÂ€“and the breakfast bar is a wonderful gathering spot for casual entertaining! The North-Facing Acrylic Enclosed Lanai with Chattahoochee River Rock can be enjoyed year-round without any



rear neighbors in sight “ this fabulous home backs to a Fence with plenty of landscaping and complete PRIVACY. The Primary Suite has a spacious Walk-in Closet with an En-Suite Bath. The split plan will be appreciated by you and your guests with 2 Guest Bedrooms (closets in both) and a spacious Guest Bath with a Tub/Shower combo with sliding Glass doors, and a Linen closet. An added bonus is the direct access from the back guest room to the lanai. All bedrooms and the main living area have ceiling fans with light kits, and you’ll notice numerous upgrades throughout. The Inside Laundry (includes washer and dryer) offers extra shelving and direct access to the 2 Car Garage with Utility Tub and 2 Ceiling fans. This home has been extremely well maintained and ready for immediate occupancy. No issues with maintenance: ROOF REPLACED 2020, A/C 2018 & WATER HEATER 2024, and new Gutters installed in 2020. Tax line reflects property taxes only. CDD line reflects combination of annual maintenance and fire district. BOND IS PAID! So. What are you waiting for? If not now, when???

Built in 2003

Essential Information

MLS® #	G5092509
Price	\$349,500
Sold Price	\$325,000
Sold Date	March 21st, 2025
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,392
Acres	0.17
Year Built	2003

Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	3546 Auburndale Avenue
Area	Lady Lake/The Villages
Subdivision	THE VILLAGES
City	THE VILLAGES
County	Sumter
State	FL
Zip Code	32162-6615

Amenities

Parking	Driveway, Garage Door Opener
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Living Room/Dining Room Combo, Open Floorplan, Split Bedroom, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range, Refrigerator, Washer
Heating	Central, Natural Gas
Cooling	Central Air

Exterior

Exterior Features	Irrigation System, Rain Gutters, Sliding Doors
Lot Description	In County, Near Golf Course
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	February 7th, 2025
Days on Market	248
Zoning	RES

Listing Details

Listing Office	REALTY EXECUTIVES IN THE VILLAGES
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