

\$275,000 - 2245 Hanover Terrace, THE VILLAGES

MLS® #G5093252

\$275,000

2 Bedroom, 2.00 Bathroom, 1,156 sqft

Residential on 0.08 Acres

VILLAGES OF SUMTER OVIEDO VILLAS,
THE VILLAGES, FL

One or more photo(s) has been virtually staged. BOND PAID--New Roof being installed by Batterbee Roofing First Week of April---New Air 2024, New Hot Water Heater--2022. Pristine Patio Villa in Prime Location Between CR 466 and CR 466A! Discover this charming 2-bedroom, 2-bath Colony Patio Villa nestled in the sought-after Village of St. Charles, just 2 blocks from Seabreeze Regional Recreation Center. The spacious Owner's Suite is located at the rear, featuring a large walk-in closet, step-in shower, and ceiling fan. The inviting guest bedroom has a generous built-in closet, ceiling fan, and easy access to the hall bath with a tub/shower combination. Beautiful laminate flooring graces the main living areas, adding warmth and style. The garage boasts a durable epoxy-painted floor, ensuring longevity and easy maintenance. Ideally situated between Pinellas Plaza and Colony Plaza, this home offers unparalleled convenience, with Pinellas Plaza approximately 1.5 miles away, a quick 5-minute drive or a short golf cart ride. This plaza features a variety of retailers and services, including Winn-Dixie, Walgreens, The UPS Store, Village Dental, Square 1 Burgers & Bar, Roberto's Ristorante & Pizzeria: Authentic Italian dining experience, Hair Cattery, and coming soon Super Target. Colony Plaza is about 2 miles from the property, translating to about a 7-minute drive



or a leisure golf cart journey. This plaza offers an array of shopping and dining options, such as, Publix Super Market, Bealls Outlet, Walgreens, Salon Jaylee, Imagine Beauty, All Booked Up, Anthony’s Ladies Apparel. Besides shopping, you’re a short golf cart ride away from SeaBreeze Regional Recreation Center, St. Charles & St. James Neighborhood Pools and Recreation Areas, Cane Garden Championship Golf Course, Southern Star & Yankee Clipper Executive Golf Courses. Additionally, you’re conveniently located between Lake Sumter Landing and Brownwood Paddock Square, offering a plethora of entertainment and dining options. This well-maintained, move-in-ready home is poised to provide you with the vibrant lifestyle The Villages is renowned for. Don't miss out! Schedule your private showing today and embrace the opportunity for a quick close!

Built in 2009

Essential Information

MLS® #	G5093252
Price	\$275,000
Sold Price	\$270,000
Sold Date	April 17th, 2025
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,156
Acres	0.08
Year Built	2009
Type	Residential
Sub-Type	Villa
Status	Sold

Community Information

Address	2245 Hanover Terrace
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Area	Lady Lake/The Villages
Subdivision	VILLAGES OF SUMTER OVIEDO VILLAS
City	THE VILLAGES
County	Sumter
State	FL
Zip Code	32162-2338

Amenities

Amenities	Basketball Court, Fence Restrictions, Gated, Golf Course, Park, Pickleball Court(s), Playground, Pool, Recreation Facilities, Shuffleboard Court, Tennis Court(s), Trail(s)
Parking	Garage Door Opener, Golf Cart Parking
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Eating Space In Kitchen, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Thermostat, Vaulted Ceiling(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
Heating	Central
Cooling	Central Air

Exterior

Exterior Features	Irrigation System, Lighting, Sliding Doors, Sprinkler Metered
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	February 21st, 2025
Days on Market	229
Zoning	RES

Listing Details

Listing Office	NEXTHOME SALLY LOVE REAL ESTATE
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