

# \$269,900 - 4849 Angela Avenue, THE VILLAGES

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MLS® #G5094893

**\$269,900**

2 Bedroom, 2.00 Bathroom, 971 sqft

Residential on 0.08 Acres

THE VILLAGES, THE VILLAGES, FL

**\*\*TURNKEY!\*\*** Welcome to this **\*Built in 2022\*** Charming 2 BED/2 BATH "RETREAT 4" Patio Villa in the VILLAGE OF ST JOHNS. Good things do come in small packages! This Nearly New & popular floor plan offers so much for those looking for an affordable seasonal, investment or forever home. Situated in The Village of ST JOHNS, this home is nestled in the heart of The Villages and close to the popular new Village of EASTPORT. OPEN FLOOR PLAN offers volume ceilings throughout the living area. SPLIT FLOOR PLAN ensures plenty of privacy for guests. Kitchen has stainless appliances, including gas stove. Primary suite has private bathroom and WALK-IN CLOSET. Guest bedroom located away from primary offers adjacent 2nd bathroom and LINEN CLOSET for additional storage. INSIDE LAUNDRY comes complete with washer & dryer. The Large 1.5 Garage gives you room for your car, golf cart, motorcycle and still room for storage. New in 2024 NOVA Whole House Water Filtration System. Gas tankless water heater. Conveniently located just a short golf cart ride away from many Executive Golf Courses—Sweetgum, Mangrove, and Palmetto to name a few! This home is also close to many refreshing swimming pools, including a sports pool. Brownwood Paddock Square and Recreation Centers of Eisenhower, Big Cypress, and Everglades Regional are just a short drive away for even more activities and weekly classes to enjoy.



This LOW MAINTENANCE home is perfect for those seeking a location with ideal proximity to retail & shopping conveniences. Youâ€™re sure to enjoy St John's WALKING TRAILS & pedestrian paths along LAKE OKAHUMPKA featuring Osprey and Eagle nests surrounded by picturesque views and the tranquility of nature just outside your door. The Village of St John is LESS THAN 2 MILES FROM BROWNWOOD & just down the street from Okahumpka Recreation Center with community kayaking & fire pit. AND!!...\*\*Coming in 2025!\*\* - Harry & The Natives Restaurant! Patio Villas are the perfect choice for those looking for easy, low maintenance living where neighbors are more like family. Convenient to Shopping, Magnolia Plaza, Golf Courses, Richmond Community Pools/Outdoor Fitness Area and numerous Restaurants, this home is in an Excellent Central Villages Location! Easy access to Florida Turnpike. QUICK CLOSE POSSIBLE/IMMEDIATE POSSESSION AFTER CLOSING. Villages Annual Fees: \$1917.53. Bond Balance: \$19,301.79.

Built in 2022

**Essential Information**

|                |                 |
|----------------|-----------------|
| MLS® #         | G5094893        |
| Price          | \$269,900       |
| Sold Price     | \$255,000       |
| Sold Date      | June 27th, 2025 |
| Bedrooms       | 2               |
| Bathrooms      | 2.00            |
| Full Baths     | 2               |
| Square Footage | 971             |
| Acres          | 0.08            |
| Year Built     | 2022            |
| Type           | Residential     |
| Sub-Type       | Villa           |

|        |      |
|--------|------|
| Status | Sold |
|--------|------|

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 4849 Angela Avenue |
| Area        | The Villages       |
| Subdivision | THE VILLAGES       |
| City        | THE VILLAGES       |
| County      | Sumter             |
| State       | FL                 |
| Zip Code    | 32163-0773         |

### Amenities

|              |                                                                                                           |
|--------------|-----------------------------------------------------------------------------------------------------------|
| Amenities    | Golf Course, Other, Pickleball Court(s), Pool, Recreation Facilities, Shuffleboard Court, Tennis Court(s) |
| # of Garages | 1                                                                                                         |

### Interior

|                   |                                                                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Thermostat, Walk-In Closet(s), Window Treatments |
| Appliances        | Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer, Water Filtration System                                                                                          |
| Heating           | Natural Gas                                                                                                                                                                           |
| Cooling           | Central Air                                                                                                                                                                           |

### Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Sprinkler Metered |
| Roof              | Shingle           |
| Foundation        | Slab              |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 180              |
| Zoning         | RES              |

### Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | REALTY EXECUTIVES IN THE VILLAGES |
|----------------|-----------------------------------|

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Listing information last updated on October 27th, 2025 at 10:42am EDT