

\$349,800 - 1312 Corona Avenue, THE VILLAGES

MLS® #G5095043

\$349,800

3 Bedroom, 2.00 Bathroom, 2,022 sqft

Residential on 0.13 Acres

VILLAGES OF SUMTER, THE VILLAGES, FL

Update: Seller offering \$10,000 credit for full price offers! Roof replaced in 2017 (pending inspector's permit), and in great shape!. This block and concrete designer home is an amazing deal, approximately \$100,000 below market value/average sale price!!! This 3/2 Custom Cypress Designer model has 2022 square feet under AC, and NO BOND remaining. It's located in the Village of Hacienda East, a highly desired neighborhood, and is priced to sell quickly. It features BLOCK construction, high ceilings (mostly 10 feet high), 3 solar tubes, granite countertops, a paver driveway, and a newer tankless hot water heater! It has light ceramic tile flooring throughout (except laminate in the master bedroom and light carpet in the 2 guest bedrooms). The master bedroom features 2 walk-in closets and an adjustable KING size bed included. The ultra spacious master bathroom features double sinks, a walk-in shower, a private toilet room, and an indoor hot tub/jacuzzi with massaging jets! The Trane HVAC was installed in 2007, was recently tuned up, and now has a 2025 capacitor. This beautiful gem comes partially furnished, including a king sized adjustable bed, 2 twin beds, a treadmill, 2 dining table and chair sets, recliners, dressers, storage cabinets, and much more. The extended garage has space for 2 large vehicles, plus plenty of room for 2 golf carts and extra storage! The comparative sales for fellow block homes approximately this size are selling for well over \$400,000 in



SAFE & SOUND
CONSTRUCTION AND ROOFING

Contract

CCC1333087
CBC1266981

Name of Property Owner(s): Evan Trine - 1 **Date:** 04/24/2025

Property Address: 1312 Corona Avenue, The Villages, FL 32159

Owner's Mobile Phone: (352) 530-5692 **Email:** evantrine Realtor@gmail.com

SCOPE OF WORK

- Remove 1 layer of roof materials (shingles, vents, and lead boots) to wood decking. Tarps will be used to cover planted areas and walkways.
- Inspect decking for rotten wood and re-nail decking with decking nails every 6 inches to current building code using 8d ring shank nails.
- Install new synthetic underlayment (2 layers) system over entire decking area consistent with current building code
- Install new 6" inch metal drip edge around the residence
- Replace all lead boots and vents on roofing system 5 1.5 2 1 3 4 Color TBD
- Install New Gooseneck 1 4" 1 10" Ridge vent 28 LF Offridge vent Color
- Install approx. 36 SQ of 30yr Architectural shingles Color TBD Manufacturer Certainteed
- Install approx. 00 SQ of Modified bitumen Color Manufacturer
- Shingles will be installed to manufacturer's specifications and current building code.
- Starter and ridge will be used (applied to meet 130 mph wind warranty)
- Removal of all roof debris from project site (dumpsters included) and transported to an approved site
- Magnet will be used around property to properly dispose of roofing nails.
- All labor and materials are included with this proposal.
- Limited lifetime manufacture warranty on shingles with all necessary paperwork provided.
- Permits are pulled with the County/City and passed with all required inspections.
- Lien waiver, final invoice, shingle warranty, and final permit information provided upon complete payment.
- Pitch 6 /12 Stories 1 2 Gutter Color 1 D&R R&R LF
- Solar Panel sqft # number of panels
- Can a Roll off dumpster be used at this address? no
- Install sidewall flashing and counter flashing LF or Install New side wall L flashing LF (Add. C
- Notes: Provide and install peel-n-stick lower front 3/12 pitch area

Proposal

Deposit

Other charge

\$ 14,924.00 price is good for 30 da

\$ 4,974.00 1/3 down

\$ Final on completion

*Replace damaged wood at 100 /per 4'x8' Sheet OSB or Plywood and \$ 15 /LF(2"x4" or 1"x6" etc...) in addition to contract price (if needed)

Safe & Sound Construction & Roofing, LLC Rep.

Date: **Email:** shauneb24@gmail.com **Cell:** (352) 718-0201

Property Owner Signature **Date:**

Master Elite
ROOFING CONTRACTORS

Mailing Address 4313 E County Rd 466 STE 205B Oxford, FL 34484
Business Address 17220 SE 130 th Ave Weirsdale, FL 32195
WWW.SAFEANDSOUNDROOFINGLLC.COM 352.942.9572

Master E
ROOFING CONTRA

this neighborhood (average sale is over \$428,000). New Roof Quote is attached, showing less than \$15k to replace the shingles. Seller is willing to negotiate regarding roof replacement before closing (contact me for options and details). Just a short, 10 minute walk to Spanish Springs makes this home even more valuable. It's a Great Location (between Sumter Square and Spanish Springs Square) with lots of medical facilities (including the Villages Hospital), golf courses, pickleball courts, and shopping just a few blocks away. It's time to upgrade into luxury living. You deserve it. This is one of the best deals in The Villages! It's time to live the dream, and get access to all the fun and excitement of the World Famous Villages Lifestyle! Schedule a tour today, before you miss this amazing deal!

Built in 1995

Essential Information

MLS® #	G5095043
Price	\$349,800
Sold Price	\$349,800
Sold Date	July 14th, 2025
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,022
Acres	0.13
Year Built	1995
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	1312 Corona Avenue
Area	Lady Lake (The Villages)

Subdivision	VILLAGES OF SUMTER
City	THE VILLAGES
County	Sumter
State	FL
Zip Code	32159-9125

Amenities

# of Garages	2
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Interior

Interior Features	Ceiling Fan(s), High Ceilings, Split Bedroom, Stone Counters, Thermostat, Window Treatments
Appliances	Convection Oven, Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer
Heating	Central
Cooling	Central Air

Exterior

Exterior Features	Irrigation System, Lighting
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	April 3rd, 2025
Days on Market	183
Zoning	R

Listing Details

Listing Office	FATHOM REALTY FL LLC
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Listing information last updated on October 27th, 2025 at 10:42am EDT