

\$799,000 - 1606 Mount Croghan Trail, THE VILLAGES

MLS® #G5095830

\$799,000

3 Bedroom, 2.00 Bathroom, 1,966 sqft
Residential on 0.25 Acres

THE VILLAGES, THE VILLAGES, FL

BOND PAID! Discover this stunning GOLF FRONT 3/2 Gardenia with a saltwater pool, perfectly positioned on the 1st hole of the Amelia Championship Golf Course on a CORNER LOT in the highly desirable Village of Mallory Square. From the moment you arrive, you'll be impressed by the picture-perfect curb appeal, featuring professionally landscaped grounds and a painted driveway and walkway. A glass-insert front door with sidelight and transom window welcomes you into a warm, elegant foyer. Step inside to find HIGH CEILINGS, CROWN MOLDING, TALL BASEBOARDS, PLANTATION SHUTTERS, and diagonal tile flooring throughout the main living areas. The bedrooms feature laminate flooring. NO CARPET! The open layout is designed for effortless entertaining, highlighted by a custom built-in entertainment center in the living room and a spacious formal dining area. The gourmet kitchen boasts white stair-step cabinetry with crown molding and glass-front doors, pull-out shelves, stainless steel appliances, GAS range, tile backsplash, and a solar tube for natural light. A roll-away center island adds extra prep space, while the breakfast bar and sunlit dining nook provide multiple casual dining options. A generous double-door pantry keeps everything neatly organized. Stacked sliding glass doors lead to a covered, oversized lanai and your very own SOLAR-HEATED SALTWATER POOL, overlooking the scenic championship golf



course. There is a path behind the home that is used for maintenance workers only and not for the people playing golf. This expanded outdoor living area is ideal for relaxing, entertaining, and soaking in BREATHTAKING SUNSETS. The birdcage-enclosed pool features a stucco privacy wall and privacy landscaping, creating your own secluded oasis. Just behind the lanai is a maintenance path for the golf course. The primary suite is a spacious retreat with vaulted ceilings, dual closets, and an ensuite bath with a Roman shower and dual vanities. The first guest bedroom also includes vaulted ceilings and a double-door closet. The second guest room offers flexibility as a den, office, or guest suite. The guest bath with a tub/shower combo is conveniently located between the two guest rooms. A well-equipped laundry room with a utility sink connects to the oversized 23x21 2-car garage, providing plenty of storage and workspace. ROOF 2022, HVAC 2024, and a whole-home water filtration system. The Village of Mallory Square features an abundance of exciting recreational opportunities. At its heart lies the Mallory Hill Country Club, surrounded by 27 holes of premier championship golf. Nearby, you'll find executive courses, a neighborhood recreation center, and the lively, tropical-themed Coconut Cove Village Recreation Center offering fun both indoors and out. Plus, Market Square at Lake Sumter Landing is just over 1 mile away for nightly entertainment. Come see why this amazing home should be your next home!

Built in 2007

Essential Information

MLS® #	G5095830
Price	\$799,000
Sold Price	\$775,000

Sold Date	July 11th, 2025
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,966
Acres	0.25
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	1606 Mount Croghan Trail
Area	Lady Lake/The Villages
Subdivision	THE VILLAGES
City	THE VILLAGES
County	Sumter
State	FL
Zip Code	32162-6058

Amenities

Parking	Garage Door Opener, Golf Cart Parking, Oversized
# of Garages	2
View	Golf Course
Has Pool	Yes

Interior

Interior Features	Ceiling Fan(s), Crown Molding, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Solid Surface Counters, Split Bedroom, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range, Refrigerator, Washer, Water Filtration System
Heating	Central, Natural Gas
Cooling	Central Air

Exterior

Exterior Features	Irrigation System, Lighting, Rain Gutters, Sliding Doors
Lot Description	Corner Lot, Landscaped, On Golf Course
Roof	Shingle

Foundation Slab

Additional Information

Date Listed April 18th, 2025
Days on Market 160
Zoning R1

Listing Details

Listing Office NEXTHOME SALLY LOVE REAL ESTATE

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