

\$564,000 - 1446 Arbor Trail, THE VILLAGES

MLS® #G5096436

\$564,000

3 Bedroom, 2.00 Bathroom, 2,025 sqft

Residential on 0.17 Acres

VILLAGES OF SUMTER, THE VILLAGES, FL

Yes, it's THAT HOUSE, you know... THE ONE! The one that has all of the updates you planned to do once you found the perfect location. All of the big ticket expenses have been taken care of, including 2024 ROOF, 2024 HVAC, BOND PAID, 2020 water heater and this home is offered TURNKEY! Plus, both the interior and exterior of the home have been beautifully enhanced. A lead glass front door and side light bring you into this STRETCHED GARDENIA with HAND SCRAPED WOOD FLOORS, 5 1/2" baseboards, knockdown ceilings, PLANTATION SHUTTERS, recently painted walls, new lighting and ceiling fans. The split bedroom plan has the guest area near the front of the home, consisting of two oversized bedrooms with upgraded ceiling fans, one outfitted with CUSTOM BUILT office, storage and Murphy Bed. An extended and UPGRADED GUEST BATH with tub/shower combo, comfort height vanity, new sink and faucet, granite countertop, and new lighting completes the guest area. The entry hall leads to a large living room with GAS FIREPLACE that is open to the dining area with NEW LIGHTING and RENOVATED kitchen that boasts white cabinetry, GRANITE COUNTERTOPS, new pendant and ambient lighting, RANGE HOOD and island. The layout of these three areas flow well for everyday living and easy entertaining. The PRIMARY SUITE offers an ample bedroom, DOUBLE WALK IN CLOSETS with CUSTOM



SHELVING and EN SUITE BATH with walk in shower and oversized linen closet that has been nicely updated with comfort height counters, drop vanity area, new sinks and faucets, GRANITE TOPS and new lighting. The GLASS ENCLOSED and AIR CONDITIONED LANAI is accessible from the primary suite, living and dining areas and measures 11' x 30'. This oversized lanai offers plenty of room to accommodate two seating areas separated by a center dining area. The STACKING SLIDERS at the back of the lanai open to a continuous screen, allowing for uninterrupted views to the back yard's CUSTOM STONE PATIO with inviting landscaping, grilling area and STACKED PAVER KNEE WALL. No homes behind! The perfect place to relax in the fresh Florida sunshine by day and enjoy the most beautiful sunsets by night. This is the PERFECT LOCATION in SUNSET POINTE! Just minutes to everything - a few blocks to the starter shack for the Heron & Pelican executive courses, 1/4 mile to Sunset Pointe Pool and mailboxes, 1/2 mile to Hibiscus Pool and Cane Garden Country Club Championship Golf Course & Restaurant, 1 mile to Lake Miona Regional Rec Center and Black Lake Park Walking Trail. Only 2 miles to Lake Sumter Landing with medical offices, urgent care clinics, over a dozen dining options, many retailers including Barnes & Noble Books and many entertainment options including live entertainment at restaurants, Old Mill Playhouse movie theater and FREE NIGHTLY ENTERTAINMENT on the Square. Amenities include, pools, rec centers, clubs, pickleball, tennis, golf and much more. Make your move now and start living your best life in The Villages! **This home was changed from Turnkey at \$564,000 to Unfurnished at \$550,000, but could not change the list price in MLS, because it was already Pending.

Built in 2005

Essential Information

MLS® #	G5096436
Price	\$564,000
Sold Price	\$548,500
Sold Date	June 19th, 2025
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,025
Acres	0.17
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	1446 Arbor Trail
Area	Lady Lake/The Villages
Subdivision	VILLAGES OF SUMTER
City	THE VILLAGES
County	Sumter
State	FL
Zip Code	32162-2248

Amenities

Amenities	Basketball Court, Clubhouse, Gated, Golf Course, Park, Pickleball Court(s), Playground, Pool, Recreation Facilities, Shuffleboard Court, Tennis Court(s), Trail(s), Wheelchair Access
Parking	Driveway, Garage Door Opener
# of Garages	2
Waterfront	Lake

Interior

Interior Features	Ceiling Fan(s), Eating Space In Kitchen, High Ceilings, Primary Bedroom Main Floor, Skylight(s), Solid Surface Counters, Split Bedroom, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Exhaust Fan, Range, Range Hood, Refrigerator, Washer

Heating	Central, Natural Gas
Cooling	Central Air, Mini-Split Unit(s)
Fireplace	Yes
Fireplaces	Gas

Exterior

Exterior Features	Irrigation System, Rain Gutters
Lot Description	Landscaped, Near Golf Course
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	May 2nd, 2025
Days on Market	147
Zoning	0100

Listing Details

Listing Office	FONTANA REALTY INC.
----------------	---------------------

All listing information is deemed reliable but not guaranteed and should be independently verified through personal inspection by appropriate professionals. Listings displayed on this website may be subject to prior sale or removal from sale; availability of any listing should always be independently verified. Listing information is provided for consumer personal, non-commercial use, solely to identify potential properties for potential purchase; all other use is strictly prohibited and may violate relevant federal and state law. Listing data comes from My Florida Regional MLS DBA Stellar MLS.

Listing information last updated on October 27th, 2025 at 1:09am EDT