

\$299,900 - 2022 Claudio Lane, THE VILLAGES

MLS® #G5096607

\$299,900

2 Bedroom, 2.00 Bathroom, 1,148 sqft

Residential on 0.14 Acres

THE VILLAGES, THE VILLAGES, FL

One or more photo(s) has been virtually staged. Welcome to your next "Home, Sweet Home!" in the VILLAGE of SANTO DOMINGO! This updated and charming AUSTIN Ranch home with 2 BR/2 BA/1.5 Car Garage features an ENCLOSED LANAI, coveted REAR PRIVACY with extensive landscaping, BOND PAID, and thoughtful upgrades let you invest in memories, not maintenance! Picture yourself pulling into the painted driveway with your golf cart and admiring the attractive CURB APPEAL. Pride of ownership is obvious with lush & colorful landscaping in rock filled & hardscaped beds, a majestic Sylvester palm, and the blooming confederate jasmine on the trellis exuding its sweet fragrance when you walk up to the covered front porch. The distinctive front door has a full length, decorative leaded glass insert, an electronic door lock, and a retractable door screen. Step inside this well-appointed OPEN CONCEPT FLOOR PLAN with combo LIVING/DINING/KITCHEN area to experience the refined ambiance & relaxed vibe with WOOD LAMINATE floors, full INTERIOR REPAINT (2025), crown molding, plantation shutters, upgraded lighting fixtures & ceiling fans, just to mention a few key updates! Due to the southern rear exposure, NATURAL LIGHT illuminates this main area through a SOLAR TUBE and through the SLIDING GLASS DOORS leading to the ENCLOSED LANAI. Culinary creativity flourishes in the OPEN KITCHEN featuring



white WOOD CABINETS with upper cabinet underlighting & PULL OUTS in lower cabinets, gleaming GRANITE COUNTERTOPS with a SINGLE-LEVEL PENINSULA breakfast bar, a trio of pendant lighting, and newer SS APPLIANCES (2021). The front hallway conveniently hides a linen closet and also leads to BEDROOM 2 (R/front) and BATHROOM 2 (L) which sports a single sink/vanity with GRANITE COUNTERTOP, a TUB/SHOWER combo w/ upgraded shower head, and a COMFORT HEIGHT TOILET. Retire to the spacious PRIMARY BEDROOM (rear of home) which easily accommodates king sized furniture with extra space to spare and also features separate SLIDING GLASS DOORS, which give easy access to the ENCLOSED LANAI. Honeycomb vertical shades can be drawn over sliding glass doors for privacy when desired. The ENSUITE BATHROOM includes a single sink/vanity with GRANITE COUNTERTOP (L), WALK-IN CLOSET (R), and tucked behind a door for complete privacy, an ECO-FLOW comfort height toilet & RENOVATED solid surface shower with frameless glass doors & RAINFALL SHOWER head with HANDHELD WAND. The ENCLOSED LANAI was rescreened (2025) and features WOOD LAMINATE flooring, crown molding, recessed lighting, and stack back sliding glass doors which transition seamlessly to adjacent TWIN CONCRETE PATIOS—one open & one shaded by a PERGOLA. Both are surrounded by ever-green privacy hedges that create a backyard oasis for grilling, gardening, star gazing in the evenings or simply basking in Florida sunshine. Add™ features include: ARCH SHINGLE ROOF (2019), HVAC (2015) with humidistat, 50-GAL HWH (2022), EPOXY floor finish & ATTIC PULL DOWN STAIRS in garage, patio and kitchen access from garage, & an irrigation system. Furniture package available separately. With elite recreational

amenities, FREE nightly live music at three iconic town squares, over 3,000 social clubs, and more pickleball & golf than you can play in a lifetime just a short golf cart ride away, this home is your passport to the renowned VILLAGES LIFESTYLE. Don't wait - make your move and START LIVING your BEST LIFE now!

Built in 1998

Essential Information

MLS® #	G5096607
Price	\$299,900
Sold Price	\$295,000
Sold Date	July 31st, 2025
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,148
Acres	0.14
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Sold

Community Information

Address	2022 Claudio Lane
Area	Lady Lake (The Villages)
Subdivision	THE VILLAGES
City	THE VILLAGES
County	Sumter
State	FL
Zip Code	32159-9512

Amenities

Amenities	Fence Restrictions, Gated, Vehicle Restrictions
Parking	Driveway, Garage Door Opener, Golf Cart Parking

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Interior

Interior Features Attic Fan, Attic Ventilator, Ceiling Fan(s), Crown Molding, Eating Space In Kitchen, Living Room/Dining Room Combo, Open Floorplan, Skylight(s), Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

Appliances Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

Heating Central, Electric

Cooling Central Air, Humidity Control

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Exterior

Exterior Features Irrigation System, Lighting, Rain Gutters, Sliding Doors

Lot Description Cleared, City Lot, Landscaped, Level, Private

Roof Shingle

Foundation Slab

Additional Information

Date Listed May 9th, 2025

Days on Market 151

Zoning RES

Listing Details

Listing Office RE/MAX PREMIER REALTY LADY LK

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