

\$509,000 - 1706 Augustine Drive, THE VILLAGES

MLS® #G5097721

\$509,000

3 Bedroom, 2.00 Bathroom, 1,976 sqft

Residential on 0.17 Acres

THE VILLAGES, THE VILLAGES, FL

Welcome home!!! You will feel right at home in this charming 3 bedroom 2 bath "La Reina" model home nestled in the Village of Santo Domingo in Santiago with NO BOND and INCLUDES GOLF CART. From the moment you arrive you will notice the curb appeal of this impeccably maintained home. As you enter through the jasmine adorned, gated front entry you are greeted by HIGH CEILINGS and an OPEN CONCEPT living/dining room with a view of the LA PALMAS GOLF COURSE. The large kitchen which includes an eat-in breakfast area features newer SS APPLIANCES and plenty of storage space. The interior generously sized utility/laundry room with utility sink, provides additional storage and leads to the 2CAR + GOLF CART garage space. A pull down ladder with floored attic space is included in the garage as well. Inside the home, the primary bedroom is complete with en-suite REMODELED BATHROOM that has been freshly painted with spa colors. The bathroom includes a double vanity QUARTZ TOP, HANDHELD AND RAINHEAD in the shower, FRAMELESS SHOWER DOOR, appealing low maintenance solid shower walls, SOAKING TUB, private water closet and large walk-in closet. Two additional bedrooms with generously sized closets, provide space that can serve as offices and/or bedrooms. Bedroom 2 is spacious and includes a beautiful bay window. Bathroom 2 has been remodeled to include luxury vinyl flooring, FRAMELESS SHOWER



DOOR, marble look solid paneled shower walls, RAINHEAD AND HANDHELD, newer vanity with QUARTZ top, well appointed faucets and mirror. The thoughtful split floor plan ensures privacy making it perfect for family or guests. Enjoy premier outdoor living in this recently updated "SHARK EPOXY finished floor on the 20' LANAI which is perfect for entertaining or enjoying nature. The view of the golf course ensures hours of relaxation and entertainment. Enjoy Florida's climate as you enter through sliding stacked doors to the screened in lanai which has 10' of covered outdoor space. This home is conveniently located minutes from Spanish Springs Town Square, shopping and dining, Sharon L Morse Performing Arts Center, Santiago Rec Center, swimming pools, pickle ball courts, Morse Blvd for those quick trips to the airport or Disney and so much more. This beautiful and spacious home offers everything you need for a fulfilling lifestyle in the Sunshine State and Florida's Friendliest Hometown. Some furniture available, includes golf cart. A "nest" door ring, phone operated is included along with a ROOF REPLACED - 2018, HVAC - 2024, H2O Heater - 2023, EXTERIOR PAINT - 2022. Tax line INCLUDES the annual CDD maintenance fee of \$377.91, Fire District of \$320.71.

Built in 1999

Essential Information

MLS® #	G5097721
Price	\$509,000
Sold Price	\$501,000
Sold Date	July 9th, 2025
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,976

Acres	0.17
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	1706 Augustine Drive
Area	Lady Lake (The Villages)
Subdivision	THE VILLAGES
City	THE VILLAGES
County	Sumter
State	FL
Zip Code	32159-0024

Amenities

Parking	Driveway, Garage Door Opener, Golf Cart Garage, On Street, Oversized, Workshop in Garage
# of Garages	2
View	Golf Course, Trees/Woods

Interior

Interior Features	Ceiling Fan(s), Eating Space In Kitchen, High Ceilings, L Dining, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Range, Range Hood, Refrigerator, Washer
Heating	Electric
Cooling	Central Air

Exterior

Exterior Features	Irrigation System, Sliding Doors
Lot Description	On Golf Course
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	May 30th, 2025
Days on Market	112

Listing Details

Listing Office RE/MAX PREMIER REALTY

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