

# \$409,900 - 1419 Arbor Trail, THE VILLAGES

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MLS® #G5098389

**\$409,900**

3 Bedroom, 2.00 Bathroom, 1,580 sqft

Residential on 0.15 Acres

THE VILLAGES, THE VILLAGES, FL

WELL-MAINTAINED & FURNISHED 3/2 WHISPERING PINE DESIGNER HOME WITH GOLF CART GARAGE IN THE VILLAGE OF SUNSET POINT! This beautifully cared-for home boasts excellent curb appeal, featuring a painted driveway, stacked stone accents, and mature, tasteful landscaping. NEW LVP flooring runs throughout the home, NO CARPET! Step inside to find vaulted ceilings and a spacious, open-concept living area with sliding glass doors that lead to an EXPANDED LANAI with birdcage enclosure—perfect for entertaining or relaxing outdoors. A summer kitchen prep area has been added beside the grilling station, creating an ideal space for hosting friends and family. The kitchen is outfitted with oak cabinetry with hardware and pull-out shelving, a lazy Susan, Corian countertops, tile backsplash, breakfast bar, gas range, and a side-by-side refrigerator. Enjoy casual meals in the bright dining nook highlighted by a charming bay window. The primary suite features vaulted ceilings, a walk-in closet, and an en-suite bath with dual sinks, generous counter space, and a tiled walk-in shower. The front guest bedroom features a double-door closet, while a pocket door separates the second guest room and guest bath, creating a private, suite-like retreat for guests. The guest bath includes a tub/shower combo and linen closet in the hall. The two-car garage plus golf cart garage boasts epoxy flooring and a utility sink. A 2024 Yamaha golf cart with rear seat (only 50 hours)



is available separately. Additional highlights include NEW ROOF (2024), NEW HVAC (2018). Convenient to LAKE SUMTER LANDING, the Pelican and Heron Executive Golf Courses, Lake Miona Regional Recreation Center, Cane Garden Country Club with Championship Golf Course and restaurant, Hibiscus Villages Recreation Center, and Allamanda Recreation Center, this home offers style, comfort, and an unbeatable location. Don't miss the opportunity to make this your next home!

Built in 2004

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | G5098389                |
| Price          | \$409,900               |
| Sold Price     | \$405,000               |
| Sold Date      | July 25th, 2025         |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,580                   |
| Acres          | 0.15                    |
| Year Built     | 2004                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Sold                    |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 1419 Arbor Trail       |
| Area        | Lady Lake/The Villages |
| Subdivision | THE VILLAGES           |
| City        | THE VILLAGES           |
| County      | Sumter                 |
| State       | FL                     |
| Zip Code    | 32162-2247             |

**Amenities**

|              |                                                         |
|--------------|---------------------------------------------------------|
| Parking      | Garage Door Opener, Golf Cart Garage, Golf Cart Parking |
| # of Garages | 2                                                       |

### Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Living Room/Dining Room Combo, Solid Surface Counters, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments |
| Appliances        | Dishwasher, Dryer, Gas Water Heater, Microwave, Range, Refrigerator, Washer                                                     |
| Heating           | Central, Natural Gas                                                                                                            |
| Cooling           | Central Air                                                                                                                     |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior Features | Gray Water System, Irrigation System, Outdoor Kitchen, Rain Gutters, Sliding Doors |
| Roof              | Shingle                                                                            |
| Foundation        | Slab                                                                               |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 103             |
| Zoning         | R1              |

### Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | NEXTHOME SALLY LOVE REAL ESTATE |
|----------------|---------------------------------|

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