

\$319,999 - 8382 Se 173rd Hamilton Place, THE VILLAGES

MLS® #O6222201

\$319,999

2 Bedroom, 2.00 Bathroom, 1,200 sqft
Residential on 0.10 Acres

COURTYARD VILLAS, THE VILLAGES, FL

BOND PAID! NEWER ROOF, HVAC AND WATER HEATER! Welcome home to 8382 SE 173rd Hamilton Place located in the Greenbriar Villas in the Village of Briarwood. This villa is boasting 1200 square feet, 2 bedrooms and 2 bathrooms. When you enter throughout the front door, you are welcomed into the foyer with the updated kitchen on your right, first bedroom on your left, and the open concept living room and dining room straight ahead. The kitchen is spacious with expansive counter space, white cabinetry and updated countertops. The first bedroom is located conveniently near the kitchen. It has updated vinyl plank flooring and a large closet. In addition, this bedroom has its own en-suite bathroom. The living space offers an expansive amount of natural light from the sliding glass doors off of the dining area, as well as the sliding glass doors at the rear of the home overlooking the Florida room and the lanai. The kitchen looks into the dining room and living room, making it a conversational space. The primary bedroom is at the back left of the home. It is oversized, with the continuation of new flooring. The primary flows into the primary en-suite where there is a walk-in closet, vanity and large shower. The stand out feature of the home is the Florida room and the screened-in lanai. The lanai has a covering over the top, so you can sit outside without too much sun. It is the perfect spot to



enjoy year round. The sliding glass door from the living room can be opened into the Florida room, making your living space even larger. The Florida room has a ceiling fan and maintains a cool temperature. Outside of the lanai space is the courtyard, with added concrete on the side of the home, making for a maintenance-free yard. The home is complete with a 1-car garage and a laundry space. The roof, HVAC and water heater have all been replaced within recent years. Bond paid. All of this with a hard-to-beat location! Less than 15 minutes to Spanish Springs and Lake Sumter Landing! Convenience is at your fingertips, with shopping, the community center, and golf courses just a stone's throw away. A leisurely 15-minute golf cart ride takes you to the charming town squares.

Built in 2002

Essential Information

MLS® #	O6222201
Price	\$319,999
Sold Price	\$300,000
Sold Date	December 11th, 2024
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,200
Acres	0.10
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Style	Florida, Ranch, Traditional
Status	Sold

Community Information

Address	8382 Se 173rd Hamilton Place
Area	Lady Lake/The Villages

Subdivision	COURTYARD VILLAS
City	THE VILLAGES
County	Marion
State	FL
Zip Code	32162-2817

Amenities

Parking	Driveway, Garage Door Opener, Garage Faces Side
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets
Appliances	Dishwasher, Disposal, Dryer, Range, Refrigerator, Washer, Water Softener
Heating	Natural Gas
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Lighting, Sidewalk
Roof	Shingle
Foundation	Slab

School Information

Elementary	Stanton-Weirsdale Elem. School
Middle	Lake Weir Middle School
High	Bellevue High School

Additional Information

Date Listed	July 10th, 2024
Days on Market	442
Zoning	PUD

Listing Details

Listing Office	KELLER WILLIAMS ELITE PARTNERS III REALTY
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