

\$245,000 - 1306 Loma Lane, THE VILLAGES

MLS® #O6262634

\$245,000

2 Bedroom, 2.00 Bathroom, 1,094 sqft

Residential on 0.10 Acres

SUMTER VLGS RIO GRANDE CTY, THE VILLAGES, FL

Seller may consider buyer concessions if made in an offer. ~ Welcome to your LOW MAINTENANCE courtyard villa in the Village of Rio Grande part of sought-after Spanish Springs, offering the new owner NO BOND, a NEW ROOF (2023), SOLAR PANELS (to help keep energy costs low!), a TANKLESS WATER HEATER and a bright OPEN CONCEPT perfect for hosting family or entertaining friends! Just minutes from the Spanish Springs and Sumter Landing squares and around the corner from the community pool the central location canâ€™t be beat. There are easy care TILE FLOORS throughout the open living and dining areas that continue into the kitchen and out onto the ENCLOSED LANAI. Your generous PRIMARY SUITE is light and bright featuring its own access to the lanai, WALK-IN CLOSET with a custom storage system, and a private en-suite bath with a desirable oversized WALK-IN SHOWER. Bedroom two is also spacious and has easy access to a second full bath delivering an extended vanity for extra storage and a tub/shower. Residents of The Villages enjoy a wide variety of shopping, dining, recreation, entertainment, community events and amenities - making this charming villa on Loma Lane an easy YES. Call today to schedule your tour and experience all that Loma Lane and The Villages have to offer!



Built in 1993

Essential Information

MLS® #	O6262634
Price	\$245,000
Sold Price	\$240,000
Sold Date	May 16th, 2025
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,094
Acres	0.10
Year Built	1993
Type	Residential
Sub-Type	Villa
Status	Sold

Community Information

Address	1306 Loma Lane
Area	Lady Lake (The Villages)
Subdivision	SUMTER VLGS RIO GRANDE CTY
City	THE VILLAGES
County	Sumter
State	FL
Zip Code	32159-8721

Amenities

Parking	Oversized
# of Garages	1

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Crown Molding, Eating Space In Kitchen, Living Room/Dining Room Combo, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Thermostat, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Range, Refrigerator, Tankless Water Heater, Washer, Water Filtration System
Heating	Central, Electric
Cooling	Central Air

Exterior

Exterior Features	Lighting, Sliding Doors
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Roof	Shingle
Foundation	Slab

School Information

Elementary	Wildwood Elementary
Middle	South Sumter Middle
High	Wildwood High

Additional Information

Date Listed	December 12th, 2024
Days on Market	264
Zoning	PUD

Listing Details

Listing Office	WEMERT GROUP REALTY LLC
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