

\$519,990 - 1309 Fortaleza Drive, THE VILLAGES

MLS® #O6263965

\$519,990

3 Bedroom, 2.00 Bathroom, 2,117 sqft

Residential on 0.20 Acres

VILLAGES/SUMTER, THE VILLAGES, FL

One or more photo(s) has been virtually staged. MOVE-IN READY & BOND PAID! Discover the epitome of tranquil living in the heart of The Villages of Sumter. Nestled near a quiet cul-de-sac within a beautiful, GATED, GOLF COMMUNITY, this charming residence embodies the sought-after lifestyle of comfort and relaxation. Large windows and sliding glass doors bathe the interiors in NATURAL LIGHT, enhancing the welcoming atmosphere and highlighting the tasteful, updated finishes throughout. The beautifully maintained home comes with a NEWER ROOF AND HVAC (2020) and a NEW WATER HEATER (2023) for added peace of mind. The home boasts a spacious, OPEN-CONCEPT layout designed for both relaxation and entertaining. The generously-sized living room flows effortlessly into the kitchen and dining spaces for ultimate functionality. The kitchen is a culinary delight, featuring ample counter space and modern appliances ready to serve both casual meals and elegant dinners. Offering both convenience and aesthetics, the thoughtfully designed kitchen features a spacious PENINSULA, BUILT-IN DESK, GRANITE COUNTERTOPS, a GAS RANGE, and CABINET ORGANIZERS, making cooking a joy rather than a chore. You'll also be delighted with the bonus of extra storage provided by the large laundry room, with tons of cabinets, a full-sized freezer, and the convenient utility sink. Step into the expansive master suite, a peaceful sanctuary that



provides comfort and privacy. The spacious en-suite bathroom offers a serene space to unwind at the end of the day, complete with a large SOAKING TUB, a roomy WALK-IN SHOWER, and granite countertops. Last but not least, you'll enjoy ample storage space in the massive WALK-IN MASTER CLOSET. Two spacious guest bedrooms and the well-appointed guest bath, complete with a SHOWER/TUB COMBO and VESSEL SINK are equally inviting, perfect for hosting overnight guests. Outside, the spacious SCREEN-ENCLOSED PATIO provides a serene outdoor retreat, featuring a gorgeous OUTDOOR KITCHEN and FIREPIT- perfect for entertaining year-round. Situated in The Villages, this home offers UNPARALLELED ACCESS to local amenities. Just a short drive away, you'll find the prestigious Tierra Del Sol Country Club, where you can indulge in golf, dining, and social activities. Explore nearby Lake Sumter Landing, a vibrant hub featuring shops, restaurants, and entertainment, all within 3 miles. For those who enjoy the outdoors, Lake Griffin State Park is just 8 miles away, offering hiking and picnicking amid beautiful natural surroundings. The Villages Community with its renowned quality of life, offers a plethora of activities, including swimming, golf, and organized social events, ensuring that every day is a new adventure. You're never far from fun and leisure, making this locale perfect for an enjoyable, relaxed retirement. Don't miss out on this remarkable opportunity to make 1309 Fortaleza Drive your new home. Experience firsthand the comfort, convenience, and community that awaits you in The Villages. Schedule your private showing today!

Built in 2000

Essential Information

MLS® #	O6263965
Price	\$519,990
Sold Price	\$505,000
Sold Date	April 9th, 2025
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,117
Acres	0.20
Year Built	2000
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	1309 Fortaleza Drive
Area	Lady Lake/The Villages
Subdivision	VILLAGES/SUMTER
City	THE VILLAGES
County	Sumter
State	FL
Zip Code	32162-0146

Amenities

Amenities	Fence Restrictions, Gated, Golf Course, Recreation Facilities
Parking	Covered, Driveway, Garage Door Opener, Ground Level
# of Garages	2

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Crown Molding, Eating Space In Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Freezer, Gas Water Heater, Microwave, Range, Refrigerator, Washer
Heating	Central
Cooling	Central Air

Exterior

Exterior Features	Irrigation System, Lighting, Outdoor Grill, Outdoor Kitchen, Rain Gutters, Shade Shutter(s), Sliding Doors
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	December 11th, 2024
Days on Market	297
Zoning	R-1

Listing Details

Listing Office	CHARLES RUTENBERG REALTY ORLANDO
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