

\$312,000 - 3531 Reston Drive, THE VILLAGES

MLS® #O6321681

\$312,000

3 Bedroom, 2.00 Bathroom, 1,392 sqft

Residential on 0.17 Acres

VILLAGES OF SUMTER, THE VILLAGES, FL

!! Turn-Key in The Villages - No Bond !!

Welcome to your MOVE-IN READY retreat in the desirable Village of Belle Aire – a beautifully maintained and updated home on a LARGE LOT with NO BOND and located near the vibrant Spanish Springs Town Square. Whether you are searching for a full time residence, seasonal escape, or investment opportunity, this home checks all the boxes with recent upgrades and thoughtful features throughout. Set on a spacious lot with room to expand, add a private pool, or simply enjoy the large backyard as-is, this home offers versatility to fit your lifestyle. The NEWER ROOF (2020) and UPDATED A/C provide peace of mind, while double pane windows and sliding glass doors bring in great natural light and help with energy efficiency. Step inside and find a light and bright, OPEN FLOOR PLAN anchored by LUXURY VINYL PLANK FLOORS (2023) that flow throughout the main living areas. The ceilings were refreshed in 2023 with popcorn removed giving the interior a more modern feel, complemented by FRESH INTERIOR PAINT and UPDATED LIGHTING and PLUMBING FIXTURES for a cohesive, contemporary look. The kitchen was also refreshed in 2023 with updated cabinetry and NEW STAINLESS STEEL APPLIANCES INSTALLED (2024), making it a functional and stylish space for everyday living or entertaining. Just off the kitchen you can enjoy a generous TILED LANAI, a true extension of the home – ideal for morning coffee, evening



relaxation or hosting guests. This home is truly turn-key with FURNISHINGS INCLUDED! The CUSTOM GARAGE FLOORING (2025) adds even more polish and function to the space. Located in one of The Villagesâ€™ most sought-after areas, you are just minutes from GOLF COURSES, swimming pools, recreation centers, and a wide variety of shopping, dining, and social activities. The lifestyle here is unmatched, offering entertainment, sports, community events, and a warm welcoming atmosphere all year round. The home is not just move-in ready â€“ it's ready for you to start your next chapter! Call today to schedule your private showing and experience all this home and The Villages lifestyle have to offer!

Built in 2001

Essential Information

MLS® #	O6321681
Price	\$312,000
Sold Price	\$284,200
Sold Date	October 14th, 2025
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,392
Acres	0.17
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	3531 Reston Drive
Area	Lady Lake/The Villages
Subdivision	VILLAGES OF SUMTER
City	THE VILLAGES
County	Sumter

State	FL
Zip Code	32162-7694

Amenities

Amenities	Clubhouse, Gated, Golf Course, Pool, Racquetball, Recreation Facilities, Shuffleboard Court, Tennis Court(s)
Parking	Driveway, Garage Door Opener
# of Garages	2

Interior

Interior Features	Eating Space In Kitchen, In Wall Pest System, Open Floorplan, Pest Guard System, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Freezer, Microwave, Range, Refrigerator, Washer, Water Filtration System, Whole House R.O. System
Heating	Central, Heat Pump
Cooling	Central Air

Exterior

Exterior Features	Lighting, Rain Gutters, Sliding Doors
Lot Description	Landscaped
Roof	Shingle
Foundation	Slab

School Information

Elementary	Wildwood Elementary
Middle	South Sumter Middle
High	Wildwood High

Additional Information

Date Listed	June 26th, 2025
Days on Market	90
Zoning	RES

Listing Details

Listing Office	WEMERT GROUP REALTY LLC
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