

\$345,000 - 1913 Augustine Drive, THE VILLAGES

MLS® #OM697153

\$345,000

3 Bedroom, 2.00 Bathroom, 1,451 sqft

Residential on 0.12 Acres

THE VILLAGES, THE VILLAGES, FL

Back on the Market - BOND PAID, TURNKEY AND GOLF CART INCLUDED!!! Motivated Sellers! EVERYTHING has been updated and upgraded, right down to all NEW WINDOWS (security equipped & tilt-in for ease of cleaning!). The home is being offered FURNISHED with a 2009 GAS CLUB CAR Golf Cart. The lawn and landscaping are meticulously maintained, and the curb appeal is sweet! There are AWNINGS over the front windows and a SLIDING SCREEN SYSTEM on the garage. The BEVELED GLASS glass front door has a CODED ENTRY PAD and leads into the Foyer of the home. All BRAND NEW, gorgeous LAMINATE is throughout the home (NO CARPET HERE!) and there is tile in the bathrooms. Seller has recently added two (2) Solar Attic Fans, 20" of Attic Insulation and all GAS LINES have been replaced in the home. The Kitchen has SS appliances and shelf pull-outs and there are PLANTATION SHUTTERS on the majority of the windows. All Bedrooms have laminate flooring and ceiling fans and the Primary Shower has been re-done. All closets have CLOSET ORGANIZERS and the Primary Walk-In Closet is rather LARGE and open. The Lanai is ENCLOSED and under HEAT & AIR and there are side patios to the Left (appx 10'x12') and to the Right (appx 25'x12'). The Backyard is lined with blood red CREPE MYRTLE TREES and there are PODOCARPUS HEDGES on either side for MAXIMUM PRIVACY. The Laundry is in the



Garage (24" deep) to make way for a PRIVATE OFFICE inside the home. The Water Heater was replaced in 2021, the Roof in 2016 and the HVAC in 2019. Solar panels in 2023 and Duke Energy costs at \$39/month. Sellers have left the Buyers the option to personalize their new home with granite or other countertops. This home is pristine â€“ come see it today!

Built in 1999

Essential Information

MLS® #	OM697153
Price	\$345,000
Sold Price	\$320,000
Sold Date	August 13th, 2025
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,451
Acres	0.12
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	1913 Augustine Drive
Area	Lady Lake (The Villages)
Subdivision	THE VILLAGES
City	THE VILLAGES
County	Sumter
State	FL
Zip Code	32159-8546

Amenities

Amenities	Basketball Court, Golf Course, Maintenance, Pickleball Court(s), Pool, Shuffleboard Court, Tennis Court(s), Trail(s)
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Parking	Driveway, Garage Door Opener
# of Garages	2

Interior

Interior Features	Attic Fan, Cathedral Ceiling(s), Ceiling Fan(s), Eating Space In Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Solid Wood Cabinets, Split Bedroom, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Gas Water Heater, Ice Maker, Microwave, Range, Refrigerator, Washer, Water Filtration System
Heating	Natural Gas
Cooling	Central Air
Fireplaces	Electric, Family Room

Exterior

Exterior Features	Awning(s), Irrigation System, Rain Gutters, Sliding Doors, Storage
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	March 13th, 2025
Days on Market	194
Zoning	R1

Listing Details

Listing Office	RE/MAX PREMIER REALTY LADY LK
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