

\$350,000 - 1402 Arredondo Drive, THE VILLAGES

MLS® #OM701138

\$350,000

3 Bedroom, 2.00 Bathroom, 1,884 sqft

Residential on 0.17 Acres

VILLAGES/SUMTER, THE VILLAGES, FL

Charming Camellia Designer Home in The Villages® – A Unique Opportunity Awaits
*NEW ROOF 2023 * BOND PAID / NO BOND BALANCE * POPULAR FLOORPLAN * CORNER SITE * ENCLOSED LANAI

Nestled within the vibrant and ever-growing retirement haven of The Villages®, this 2001-built Camellia Designer home presents a rare chance to embrace the community's unparalleled lifestyle. Situated on a spacious corner lot, the residence boasts a total of 2,674 square feet, with 1,884 square feet under air, complemented by an enclosed lanai that offers additional space for relaxation or entertaining. Notably, the bond is fully paid off, ensuring minimal annual tax expenses for the homeowner.

The home's solid foundation is evident, highlighted by a roof replacement completed in 2023. While the interior awaits your personal touch to bring out its full potential, this property is ideal for buyers looking to customize and infuse their style into a well-structured home.

Living in The Villages® means more than just owning a home; it's about becoming part of a community that thrives on activity, engagement, and entertainment. Residents enjoy access to over 3,000 resident-led clubs and activities, ensuring there's always something to pique your interest. From pickleball and golf to arts and crafts, the options are virtually limitless.



The Villages.

Entertainment is a cornerstone of life here, with free nightly live music at the town squares, providing a lively atmosphere for dancing and socializing. For those with a penchant for the performing arts, venues like The Sharon L. Morse Performing Arts Center and The Studio Theatre at Tierra del Sol offer Broadway-quality shows, concerts, and more.

Wellness and lifelong learning are equally emphasized. The Enrichment Academy offers a plethora of courses to keep your mind sharp, while numerous fitness centers, walking trails, and recreational facilities cater to your physical well-being.
The Villages®

Don't miss this exceptional opportunity to own a piece of The Villages® lifestyle. Contact us today to schedule a private showing and take the first step toward your next adventure.
YEARLY CDD MAINTENANCE \$377.23 *
YEARLY BOND PAYMENT \$0.00 !! * FIRE
DISTRICT YEARLY \$320.71 * BUYERS
AGENT TO VERIFY

Built in 2001

Essential Information

MLS® #	OM701138
Price	\$350,000
Sold Price	\$236,500
Sold Date	June 26th, 2025
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,884
Acres	0.17

Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary, Florida, Ranch
Status	Sold

Community Information

Address	1402 Arredondo Drive
Area	Lady Lake/The Villages
Subdivision	VILLAGES/SUMTER
City	THE VILLAGES
County	Sumter
State	FL
Zip Code	32162-0196

Amenities

Amenities	Basketball Court, Fence Restrictions, Fitness Center, Gated, Golf Course, Optional Additional Fees, Park, Pickleball Court(s), Playground, Pool, Recreation Facilities, Shuffleboard Court, Spa/Hot Tub, Tennis Court(s), Trail(s), Vehicle Restrictions
Parking	Deeded, Driveway, Garage Door Opener, Ground Level
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor
Appliances	Dishwasher, Disposal, Gas Water Heater, Microwave, Range
Heating	Central, Electric
Cooling	Central Air

Exterior

Exterior Features	Irrigation System, Lighting, Rain Gutters, Sliding Doors, Sprinkler Metered
Lot Description	Cleared, Corner Lot, Landscaped, Level, Near Golf Course, Oversized Lot
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	May 25th, 2025
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Days on Market 135

Zoning SF

Listing Details

Listing Office LPT REALTY, LLC

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