

\$400,000 - 1402 Arredondo Drive, THE VILLAGES

MLS® #OM704607

\$400,000

3 Bedroom, 2.00 Bathroom, 1,884 sqft

Residential on 0.17 Acres

VILLAGES/SUMTER, THE VILLAGES, FL

FANTASTIC MOVE IN READY CAMELIA Best Value in Spanish Springs ** \$5000 TOWARDS BUYERS CLOSING COSTS W/ ACCEPTABLE OFFER BY AUG 15TH ** 12 MONTHS LAWN CUTTING SERVICE INCLUDED ** ONE YEAR HOME WARRANTY ** BOND PAID ** 2023 ROOF ** ALL NEW SS KITCHEN APPLIANCES ** HVAC 2018 * ALL NEW WASHER & GAS DRYER * ALL NEW LVP FLOORING no carpet in home * BRAND NEW QUARTZ COUNTERTOPS* ALL NEW PAINT BY ROCKY ** ENCLOSED LANIA*CORNER HOMESITE* EPOXY COATED GARAGE & LANAI *ONE YEAR HOME WARRANTY* NEW BACKSPLASH ** PAINTED GARAGE & EPOXY FLOOR **NEW OWNER'S SHOWER W/ FRAMELESS GLASS & NEW FIXTURES & MUCH MORE...

Immaculate Camellia Designer Home in the Village of Santiago â€” BOND PAID! A MUST SEE

Welcome to one of the most sought-after floor plans in all of The Villagesâ€”the spacious and well-designed Camellia, ideally situated on an oversized corner homesite in the highly desirable Village of Santiago. This stunning home offers unmatched rear privacy, modern upgrades throughout, and the peace of mind of a completely paid-off bond.

Step inside and experience a fresh, airy



ambiance with brand new luxury flooring throughout, custom interior paint, and beautifully refinished kitchen and bathroom cabinets that complement the brand new kitchen appliances and quartz countertops. The home also features a brand new washer and dryer, making this property truly move-in ready.

The spacious owner's suite is a serene retreat, now featuring a fully updated spa-like bathroom with a walk-in shower adorned with frameless glass doors, dual vanities, and ample closet space. Guests will feel right at home with well-appointed secondary bedrooms and a split floor plan for added privacy.

Enjoy year-round relaxation in your enclosed lanai, surrounded by low-maintenance landscaping, all while taking in the privacy and comfort of your unique homesite. Additional upgrades include new ceiling fans, freshly painted garage walls, a durable epoxy garage floor, and a new 30-year architectural shingle roof installed in 2023.

All of this is located in one of the best spots in The Villages—just minutes from golf, recreation centers, pools, and Spanish Springs Town Square.

Don't miss this rare opportunity to own a Camellia model that checks every box—style, updates, privacy, and location—with no bond to worry about! BUYERS AGENT TO VERIFY
- YEARLY CDD MAINTENANCE \$377.23 *
YEARLY BOND PAYMENT \$0.00 !! **
BUYERS AGENT TO VERIFY

Built in 2001

Essential Information

MLS® #	OM704607
Price	\$400,000
Sold Price	\$392,000
Sold Date	September 9th, 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, Optional Additional Fees, Pickleball Court(s), Playground, Pool, Shuffleboard Court, Spa/Hot Tub, Tennis Court(s), Trail(s), Vehicle Restrictions
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Eating Space In Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Gas Water Heater, Ice Maker, Microwave, Range, Refrigerator, Washer
Heating	Natural Gas
Cooling	Central Air

Exterior

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

Additional Information

Date Listed	July 30th, 2025
Days on Market	52
Zoning	SF

Listing Details

Listing Office	LPT REALTY, LLC
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