

\$270,000 - 17090 Se 76th Caledonia Terrace, THE VILLAGES

MLS® #TB8329865

\$270,000

2 Bedroom, 2.00 Bathroom, 1,400 sqft
Residential on 0.09 Acres

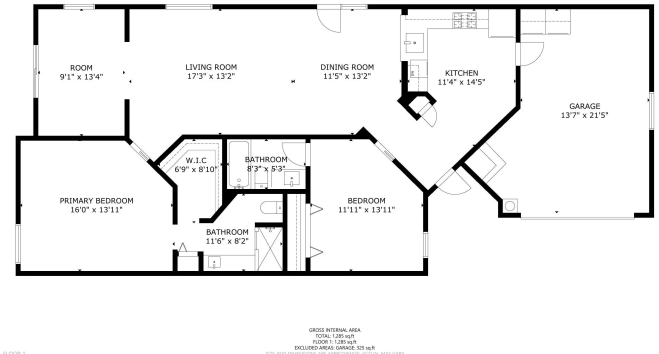
VILLAGES/MARION GREENWOOD VLS,
THE VILLAGES, FL

****Charming Courtyard Villa in the Heart of The Villages****

MASSIVE PRICE IMPROVEMENT! Nestled in the highly sought-after Calumet Groves of Greenwood Villas, this beautifully maintained 2-bedroom, 2-bathroom villa offers low-maintenance living in the vibrant and active community of The Villages. Enjoy access to world-class amenities including golf courses, social clubs, diverse dining, and shopping options—everything you need right at your doorstep.

Step inside to find a bright, open floor plan with porcelain tile flooring throughout. The spacious kitchen features light wood cabinetry, stunning granite countertops, black stainless steel appliances and a breakfast bar that opens into the dining area, making it perfect for entertaining guests. The airy living and dining rooms have gorgeous crown moulding and newer sliding glass doors and lead to a versatile bonus room that could easily serve as an office, library, or flex space. It opens up to a fully fenced backyard with a concrete patio, ideal for outdoor relaxation.

The primary suite boasts a large walk-in closet and en-suite bathroom, providing a private retreat. The second bedroom also enjoys its



own bathroom, offering convenience and privacy. An oversized one-car garage has plenty of room for a golf cart and additional storage and includes an electric screen door for year round enjoyment.

For peace of mind, the HVAC system was replaced in 2019, and the roof was updated in 2011. Located just minutes from the VA Medical Center, the Savanna Center, Nancy Lopez Country Club, and Glenview Country Club, this home provides the perfect blend of comfort and convenience.

Don't miss out on the opportunity to live in one of the most desirable communities in The Villages!

Built in 2003

Essential Information

MLS® #	TB8329865
Price	\$270,000
Sold Price	\$270,000
Sold Date	June 28th, 2025
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,400
Acres	0.09
Year Built	2003
Type	Residential
Sub-Type	Villa
Status	Sold

Community Information

Address	17090 Se 76th Caledonia Terrace
Area	Lady Lake/The Villages
Subdivision	VILLAGES/MARION GREENWOOD VLS
City	THE VILLAGES

County	Marion
State	FL
Zip Code	32162-8388

Amenities

Amenities	Clubhouse, Fitness Center, Golf Course, Pickleball Court(s), Pool, Recreation Facilities, Shuffleboard Court, Spa/Hot Tub, Tennis Court(s)
Parking	Driveway, Garage Door Opener, Garage Faces Side
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Eating Space In Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Solid Wood Cabinets, Split Bedroom, Stone Counters, Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range, Refrigerator, Washer
Heating	Central, Natural Gas
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Lighting
Lot Description	Cleared, Landscaped, Near Golf Course
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	December 13th, 2024
Days on Market	284
Zoning	PUD

Listing Details

Listing Office	COASTAL PROPERTIES GROUP INTERNATIONAL
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