

# \$325,000 - 1309 Ballesteros Drive, THE VILLAGES

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MLS® #TB8342155

## \$325,000

3 Bedroom, 2.00 Bathroom, 1,555 sqft

Residential on 0.14 Acres

VILLAGES/SUMTER, THE VILLAGES, FL

No Bond! Seller is now offering \$5,000 credit!! Discover the charm and potential of this 3-bedroom, 2-bathroom home, ideally situated in the heart of The Villages. With stunning, expansive views of the Villages Polo Club's lush fields, you'll enjoy watching the polo horses graze just beyond your backyard. While the home could benefit from a little updating, its incredible potential is waiting to be unlocked. Featuring a spacious split floor plan, the primary suite offers a peaceful retreat with a generous walk-in closet for added convenience and privacy. Step outside to your screened-in lanai, the perfect spot to soak up Florida's beautiful weather, unwind, or entertain guests. This is a rare opportunity in an unbeatable location—make it yours today!

This home is priced to sell, and properties with such incredible views don't stay on the market long. Don't wait—schedule your showing today and turn this house into your ideal home!

Built in 1999

## Essential Information

|            |                  |
|------------|------------------|
| MLS® #     | TB8342155        |
| Price      | \$325,000        |
| Sold Price | \$310,000        |
| Sold Date  | March 28th, 2025 |



|                |                         |
|----------------|-------------------------|
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,555                   |
| Acres          | 0.14                    |
| Year Built     | 1999                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Sold                    |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1309 Ballesteros Drive |
| Area        | Lady Lake/The Villages |
| Subdivision | VILLAGES/SUMTER        |
| City        | THE VILLAGES           |
| County      | Sumter                 |
| State       | FL                     |
| Zip Code    | 32162-0113             |

### Amenities

|              |   |
|--------------|---|
| # of Garages | 2 |
|--------------|---|

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Split Bedroom, Thermostat, Walk-In Closet(s) |
| Appliances        | Dishwasher, Disposal, Dryer, Range, Refrigerator, Washer     |
| Heating           | Central                                                      |
| Cooling           | Central Air                                                  |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Rain Gutters, Sidewalk |
| Roof              | Shingle                |
| Foundation        | Slab                   |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 24th, 2025 |
| Days on Market | 161                |
| Zoning         | RES                |

### Listing Details

Listing Office

REAL BROKER, LLC

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