

**G5095493 1513 LOZANO AVE, THE VILLAGES, FL 32159****County:** Sumter**Subdiv:** VILLAGES OF SUMTER PATIO VILLAS**Subdiv/Condo:****Beds:** 2**Baths:** 2/0**Pool:** None**Property Style:** Villa**Lot Features:****Total Acreage:** 0 to less than 1/4**Minimum Lease Period:** No Minimum**Garage:** Yes **Attch:** Yes **Spcls:** 1**Garage/Parking Features:****Assigned Spcls:****New Construction:** No**Property Condition:****LP/SqFt:** \$234.47**Sold Date:** 06/27/2025**Sold Price:** \$260,000**SP/SqFt:** \$227.47**Home Warranty Y/N:****Flood Zone Code:**x**Total Annual Assoc Fees:**2,388.00**Average Monthly Fees:**199.00**Status:** Sold**Backups Requested:** No**List Price:** \$268,000**Year Built:** 1994**Special Sale:** None**ADOM:** 54**CDOM:** 54**Pets:** Yes**Max Times per Yr:****Carport:** No **Spcls:****Permit Number:****Proj Comp Date:****Heated Area:**1,143 SqFt / 106 SqM**Total Area:** 1,649 SqFt / 153 SqM

Lovely and very well maintained two Bedroom, two Bathroom Patio Villa with 1141 Square Feet of Living Space, located in The Village of Rio Ponderosa in The Villages, Florida. This charming home features tile floors throughout the living areas and neutral carpet in the bedrooms, two solar tubes, plantation shutters, new windows and a new screened door to the lanai. A NEW ROOF will be installed for the new owner, the Lanai screens have been updated, and the Appliances were installed in 2019. Additional features include an updated counter and sink in the Primary Bedroom, new pull down stairs to the attic, and a new garage door opener. The BOND has been paid, the home is being sold TURNKEY, and the GOLF CART is also included! This home is conveniently located near Spanish Springs, just minutes from the Town Square and Lake Sumter Landing Town Square. It is near Shopping, Restaurants, Medical Facilities and Entertainment. Come take a look at this home- It won't be on the market for long!

Land, Site, and Tax Information**Legal Desc:** LOT 14 THE VILLAGES OF SUMTER PATIO VILLAS PB 4 PG 105-105A**SE/TP/RG:** 13-18S-23E**Subdivision #:****Between US 1 & River:****Tax ID:** [D13E014](#)**Taxes:** \$1,664**Homestead:** Yes**CDD:** Yes**AG Exemption YN:****Alt Key/Folio #:** D13E014**Add Parcel:** No**# of Parcels:****Ownership:** Fee Simple**SW Subd Condo#:****Development:****Flood Zone:** x**Floors in Unit/Home:** One**Bldg Name/#:****Book/Page:** 4-105-105A**MH Make:****Land Lease Y/N:** No**Land Lease Fee:****Planned Unit Dev:****Lot Dimensions:** 40x92**Existing Lease/Tenant:** No**Days Notice To Tenant If Not Renewing:****Water Frontage:**No**Water Access:** No**Water View:** No**Addtl Water Info:****Zoning:** RES**Future Land Use:****No Drive Beach:****Zoning Comp:****Tax Year:** 2024**Annual CDD Fee:** 246**Block/Parcel:** D13E01**Front Exposure:** South**Lot #:** 14**Other Exemptions:****Additional Tax IDs:****Complex/Comm Name:****SW Subd Name:****Flood Zone Date:****Floor #:****Total # of Floors:****Census Block:****MH Model:****Flood Zone Panel:****Census Tract:****MH Width:****Lot Size Acres:** 0.08**Monthly Rental Amount:****Month To Month Or Weekly Y/N:****Lot Size:** 3,680 SqFt / 342 SqM**End Date of Lease:****Waterfront Ft:** 0**Water Name:****Water Extras:** No**Interior Information****A/C:** Central Air**Heat/Fuel:** Central**Heated Area Source:**Public Records**Laundry Features:** In Garage**Fireplace:** No**Accessibility Features:****Utilities:** Electricity Connected**Water:** Public**# of Wells:****Additional Rooms:****Interior Feat:** Ceiling Fans(s), Living Room/Dining Room Combo**Appliances Incl:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer**Flooring Covering:** Carpet, Tile**Security Feat:****Total Area Source:** Public Records**Window Features:****Furnishings:**Turnkey**Sewer:** Public Sewer**# of Septics:**

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Balcony/Porch/Lanai	First	11.5x10	Concrete		
Kitchen	First	11.5x13	Tile		Pantry
Living Room	First	12.75x13	Tile		Ceiling Fan(s)
Dining Room	First	12.2x9	Tile		
Primary Bedroom	First		Carpet	Walk-in Closet	En Suite Bathroom
Bedroom 2	First	12.5x12	Tile	Built-in Closet	Ceiling Fan(s)

Exterior Information

Other Structures:

Ext Construction: Wood Frame

Roof: Shingle

Foundation: Slab

Property Attached Y/N:

Garage Dim:

Property Description:

Architectural Style:

Ext Features: Lighting

Other Equipment:

Patio And Porch Features:

Pool: None

Pool Dimensions:

Spa and Features:

Pool Features:

Vegetation:

View:

Farm Type:

Barn Features:

Horse Amenities:

Fencing:

of Stalls:

Paddocks/Pastures:

Road Surface Type: Paved

Road Responsibility:

Green Features

Community Information

Community Features: Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Gated Community - No Guard, Golf Community, Tennis Court(s)

HOA / Comm Assn: No

HOA Fee:

HOA Pmt Sched:

Mo Maint\$(add HOA):

Master Assn/Name:No

Master Assn Fee:

Master Assn Ph:

Monthly HOA Amount:

Other Fee: \$199.00 / Monthly

Condo Fee:

Monthly Condo Fee:

Housing for Older Per: Yes

Affidavit:

Expire/Renewal Date:

FCHR Website Y/N:

Can Property be Leased: Yes

Building Elevator Y/N:

Association Approval Required: No

Years of Ownership Prior to Leasing Required: No

Lease Restrictions: Yes

Number of Ownership Years Prior to Lease: 0

Minimum Lease Period:No Minimum

Approval Process: See lease restrictions

Additional Lease Restrictions: See lease restrictions

Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.

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