

**G5086261 1633 SHELBURNE LN, THE VILLAGES, FL 32162****County:** Sumter**Subdiv:** THE VILLAGES**Subdiv/Condo:****Beds:** 3**Baths:** 2/0**Pool:** None**Property Style:** Single Family Residence**Lot Features:****Total Acreage:** 0 to less than 1/4**Minimum Lease Period:** No Minimum**Garage:** Yes **Attch:** Yes **Spcs:** 2**Garage/Parking Features:****Assigned Spcs:****New Construction:** No**Property Condition:****LP/SqFt:** \$225.13**Sold Date:** 12/01/2024**Sold Price:** \$325,000**SP/SqFt:** \$218.41**Home Warranty Y/N:****Flood Zone Code:**x**Total Annual Assoc Fees:**0.00**Average Monthly Fees:**0.00**Status:** Sold**Backups Requested:** No**List Price:** \$335,000**Year Built:** 2005**Special Sale:** None**ADOM:** 62**CDOM:** 62**Pets:****Max Times per Yr:****Carport:** No **Spcs:****Permit Number:****Proj Comp Date:****Heated Area:**1,488 SqFt / 138 SqM**Total Area:** 2,168 SqFt / 201 SqM

MAJOR PRICE REDUCTION! Seller is VERY MOTIVATED! Beautiful Designer Home in the Village of Poinciana in The Villages, FL. The BOND HAS BEEN PAID, a NEW ROOF (2024) was recently installed and the APPLIANCES ARE UNDER 2 YEARS OLD (rarely used). There is Formal Entrance that leads to a Dining area and a spacious Living Room. The Master Bedroom has a walk in closet, an En Suite Bathroom with a tile floor and walk-in shower and the Kitchen has a generous sized eating area and tile flooring. The home also features a Screened Lanai just off of the Living Room. It is centrally located near Sumter Landing Town Square and Brownwood Paddock Town Square and convenient to nearby shopping, dining, entertainment, medical offices and facilities. The local postal facility is a 5 minute walk, along with many nearby family and Village community swimming pools. Enjoy pickle ball, an outdoor fitness area, recreational centers and so much more in America's friendliest home town!

Land, Site, and Tax Information**Legal Desc:** LOT 268 THE VILLAGES OF SUMTER UNIT NO 99 PB 7 PG 14-14C**SE/TP/RG:** 34-18S-23E**Subdivision #:****Between US 1 & River:****Tax ID:** [D34C268](#)**Taxes:** \$1,946**Homestead:** Yes**CDD:** No**AG Exemption YN:****Alt Key/Folio #:** D34C268**Add Parcel:** No**# of Parcels:****Ownership:** Fee Simple**SW Subd Condo#:****Development:****Flood Zone:** x**Floors in Unit/Home:** One**Bldg Name/#:****Book/Page:** 7-14-14C**MH Make:****Land Lease Y/N:** No**Land Lease Fee:****Planned Unit Dev:****Lot Dimensions:****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:** 2023**Annual CDD Fee:** 0**Block/Parcel:** 2173**Front Exposure:** Southwest**Lot #:** 268**Other Exemptions:****Additional Tax IDs:****Complex/Comm Name:****SW Subd Name:****Flood Zone Date:****Flood Zone Panel:****Floor #:****Total # of Floors:****Census Block:****Census Tract:****MH Model:****MH Width:****Lot Size Acres:** 0.14**Lot Size:** 5,895 SqFt / 548 SqM**Monthly Rental Amount:****End Date of Lease:****Month To Month Or Weekly Y/N:****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:** Cable Available, Electricity Connected**Water:** Public**# of Wells:****Additional Rooms:****Interior Feat:** Living Room/Dining Room Combo, Primary Bedroom Main Floor, Walk-In Closet(s)**Appliances Incl:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer**Flooring Covering:** Laminate, Tile**Security Feat:****Total Area Source:** Public Records**Window Features:****Furnishings:****Sewer:** Public Sewer**# of Septics:**

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Living Room	First	14.5x14.75	Laminate		Ceiling Fan(s)
Dining Room	First	8.5x10.75	Laminate		
Kitchen	First	12.25x11.8	Tile		Granite Counters
Dinette	First	12.2x8.75	Tile		
Primary Bedroom	First	15x14.75	Laminate	Walk-in Closet	En Suite Bathroom
Bedroom 2	First	11.5x11.3	Carpet	Built-in Closet	Ceiling Fan(s)
Bedroom 3	First	10.5x11.25	Laminate	No Closet	
Balcony/Porch/Lanai	First	20x9	Tile		
Exterior Information					

Other Structures:			Property Attached Y/N:					
Ext Construction: Vinyl Siding, Wood Frame			Garage Dim:					
Roof: Shingle			Foundation: Block					
Property Description:								
Architectural Style:								
Ext Features: Irrigation System, Lighting, Sliding Doors								
Other Equipment:								
Patio And Porch Features:								
Pool: None			Pool Dimensions:					
Pool Features:			Spa and Features:					
Vegetation:			Barn Features:					
View:			Fencing:					
Farm Type:			# Paddocks/Pastures:					
Horse Amenities:								
# of Stalls:								
Road Surface Type: Paved								
Road Responsibility:								

Green Features

Community Information

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:	
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:	
Lease Restrictions: No			
Minimum Lease Period:No Minimum			
Additional Lease Restrictions: Contact The Villages for additional Lease Restrictions or go to TheVillages.com for more information			

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