

**OM721250 1104 SAN BERNARDO RD, THE VILLAGES, FL 32162****County:** Sumter**Status:** Sold**Subdiv:** VILLAGES OF SUMTER VILLA SAN LEANDRO**Backups Requested:** Yes**List Price:** \$275,000**Subdiv/Condo:****Beds:** 2**Year Built:** 1999**Baths:** 2/0**Special Sale:** None**Pool:** Community**ADOM:** 26**Property Style:** Villa**CDOM:** 26**Lot Features:** Level/Flat, Near Golf Course, Private, Street Paved, Street Private**Total Acreage:** 0 to less than 1/4**Pets:** Yes**Minimum Lease Period:** No Minimum**Max Times per Yr:****Garage:** Yes **Attch:** Yes **Spes:** 1**Carport:** No **Spes:****Garage/Parking Features:** Driveway, Garage Door Opener, Garage Faces Side**Permit Number:****Assigned Spes:****Proj Comp Date:****New Construction:** No**Property Condition:** Completed**LP/SqFt:** \$239.97**Heated Area:** 1,146 SqFt / 106 SqM**Sold Date:** 04/30/2026**Total Area:** 4,042 SqFt / 376 SqM**Sold Price:** \$270,000**SP/SqFt:** \$235.60**Home Warranty Y/N:****Flood Zone Code:** X**Total Annual Assoc Fees:** 2,448.00**Average Monthly Fees:** 204.00

NO BOND | Turn-Key Courtyard Villa in the Heart of The Villages Welcome to 1104 San Bernardo Rd, a beautifully maintained 2-bedroom, 2-bath San Lucas Courtyard Villa located in the highly desirable Villa of San Leandro within the Village of Santiago, one of the most central and convenient locations in The Villages. This block and stucco home offers the privacy and low-maintenance lifestyle Courtyard Villas are known for, paired with a smart, spacious layout ideal for both full-time living and seasonal enjoyment. Offered turn-key, this residence is move-in ready and designed for effortless living. Inside, you'll find laminate flooring throughout the main living areas and primary suite, creating a clean, cohesive feel. The kitchen features newer appliances, providing both functionality and efficiency. The guest bedroom is thoughtfully designed with a Murphy bed, allowing it to easily function as a second suite or flexible space for guests and hobbies. The roof was replaced in 2017, offering added peace of mind. Enjoy Florida living year-round in the screen-enclosed lanai, perfect for morning coffee, evening relaxation, or entertaining. The private courtyard enhances the indoor-outdoor flow, offering a peaceful retreat with minimal upkeep. Located just minutes from Spanish Springs Town Square, you'll have easy access to nightly entertainment, dining, shopping, medical facilities, and a wide range of community activities. Golf courses, recreation centers, and pools are all nearby, many just a short golf cart ride away. If you've been searching for a NO BOND Courtyard Villa in a prime location, with updates already in place and a true turn-key opportunity, this home delivers the perfect blend of comfort, convenience, and lifestyle.

Land, Site, and Tax Information**Legal Desc:** LOT 101 THE VILLAGES OF SUMTER VILLA SAN LEANDRO PLAT BOOK 5 PAGES 17-17B**SE/TP/RG:** 10-18S-23E**Subdivision #:****Between US 1 & River:****Tax ID:** [D10B101](#)**Taxes:** \$2,669**Homestead:** Yes**CDD:** No**AG Exemption YN:****Alt Key/Folio #:** D10B101**Add Parcel:** No**# of Parcels:****Ownership:** Fee Simple**SW Subd Condo#:****Development:****Flood Zone:** X**Floors in Unit/Home:** One**Bldg Name/#:****Book/Page:** 5-17-17B**MH Make:****Land Lease Y/N:** No**Land Lease Fee:****Planned Unit Dev:****Lot Dimensions:** 43x94**Existing Lease/Tenant:** No**Days Notice To Tenant If Not Renewing:****Water Frontage:** No**Water Access:** No**Water View:** No**Addtl Water Info:****Zoning:** R**Future Land Use:****Block/Parcel:** -**No Drive Beach:****Zoning Comp:****Front Exposure:** North**Tax Year:** 2025**Lot #:** 101**Annual CDD Fee:****Other Exemptions:****Additional Tax IDs:****Complex/Comm Name:****SW Subd Name:****Flood Zone Date:** 09/27/2013**Flood Zone Panel:** 12119C0078D**Floor #:****Total # of Floors:** 1**Census Block:** 3**Census Tract:** 911704**MH Model:****MH Width:****Lot Size Acres:** 0.09**Lot Size:** 4,042 SqFt / 376 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:** Electric**Heated Area Source:** Public Records**Laundry Features:** In Garage**Fireplace:** No**Flooring Covering:** Luxury Vinyl, Tile**Security Feat:****Total Area Source:** Public Records**Window Features:** Window Treatments**Furnishings:** Furnished

Accessibility Features:**Utilities:** Electricity Available**Water:** Public**# of Wells:****Additional Rooms:****Interior Feat:** Ceiling Fans(s), Living Room/Dining Room Combo, Solid Wood Cabinets, Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments**Appliances Incl:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Primary Bedroom	First			Walk-in Closet	
Kitchen	First				
Living Room	First				

Exterior Information**Other Structures:****Ext Construction:** Block, Concrete**Roof:** Shingle**Foundation:** Slab**Property Attached Y/N:****Garage Dim:****Property Description:****Architectural Style:**Bungalow, Patio**Ext Features:** Courtyard, Dog Run, Irrigation System, Sidewalk, Sliding Doors**Other Equipment:****Patio And Porch Features:** Rear Porch, Screened**Pool:** Community**Pool Dimensions:****Spa and Features:****Pool Features:****Vegetation:** Mature Landscaping, Trees/Landscaped**View:****Farm Type:****Barn Features:****Horse Amenities:****Fencing:** Masonry/Brick, Wood**# of Stalls:****# Paddocks/Pastures:****Road Surface Type:** Paved**Road Responsibility:****Green Features****Green Energy Generation:****Green Energy Generation Y/N:** No**Community Information****Community Features:** Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Gated Community - No Guard, Golf Carts OK, Golf Community, Park, Playground, Pool, Racquetball, Restaurant, Sidewalk, Tennis Court(s)**Fee Includes:** Community Pool, Maintenance Grounds, Private Road, Recreational Facilities**Association Amenities:** Clubhouse, Gated, Golf Course, Park, Pickleball Court(s), Playground, Pool, Racquet Ball, Recreation Facilities, Security, Shuffleboard Court, Spa/Hot Tub, Tennis Court(s), Trails**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:** \$204.00 / 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:** No**Number of Ownership Years Prior to Lease:** 0**Minimum Lease Period:**No Minimum**Additional Lease Restrictions:** Buyer to confirm**Amenities w/Addnl Fees:** Buyer to confirm

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