



Cross Property 360 Property View

1812 HOLLOW BRANCH WAY, THE VILLAGES, Florida 32162

Listing

G5048326 1812 HOLLOW BRANCH WAY, THE VILLAGES, FL 32162



County: Sumter
Subdiv: THE VILLAGES
Subdiv/Condo:
Beds: 3
Baths: 2/0
Pool: None
Property Style: Single Family Residence
Total Acreage: 0 to less than 1/4
Minimum Lease Period: No Minimum
Garage: Yes **Attch:** Yes **Spes:** 3
Garage/Parking Features: Golf Cart Garage
Assigned Spcs:
New Construction: No
Total Annual Assoc Fees: \$1,968.00
Average Monthly Fees: \$164.00
Flood Zone Code:X

Status: Sold
Backups Requested: No
On Market Date:11/10/2021
List Price: \$459,000
Year Built: 2009
Special Sale: None
ADOM: 2
CDOM: 2
Pets: Yes
Max Times per Yr:
Carport: No **Spes:**

Heated Area:2,015 SqFt / 187 SqM

Builder Model: Stretched Iris

Sold Date: 12/29/2021
Sold Price:\$465,000
SP / SqFt:\$230.77

Located between the 6's, this stretched Iris 3/2 Designer home is in The Village of St. Charles. Just a golf cart ride away from Seabreeze Regional Rec Center, Cane Garden Country Club, nine Executive golf courses and Brinson Perry Dog Park. It is also close to Brownwood Paddock Square and Lake Sumter Landing. Walk through the screened entry and notice the diagonally set ceramic tile floor in the main living area and kitchen. There are solar tubes in both the dining room and kitchen. Stainless steel appliances and granite counter tops. Bathrooms have granite counters as well. Wood cornices on the kitchen windows and on the sliders. From the living room look out into your backyard... the lanai is stretched and has ceramic tile floors. Plenty of room to enjoy that outdoor Florida lifestyle. Peaceful and private- there is a villa wall behind it. No kissing lanai here. Master bedroom is stretched and has a tray ceiling. There is a large walk-in closet and dual sinks in the bathroom.. Guest bedrooms have volume ceilings. The laundry room is spacious and has plenty of room for a desk. AC is only 5 years young There is a transferable Broward Factory home warranty. Call now for your private showing.

Land, Site, and Tax Information

Legal Desc: LOT 137 THE VILLAGES OF SUMTER UNIT NO 150 PB 10 PG 29-29B

SE/TP/RG: 34-18S-23E

Subdivision #:

Between US 1 & River:

Tax ID: [D34K137](#)

Taxes: \$4,555

Homestead: Yes

Ownership: Fee Simple

Flood Zone: X

Floors in Unit/Home: One

Book/Page: 10-29-29B

Total # of Floors:

Land Lease Y/N: No

Lot Dimensions:

Land Lease Fee:

Zoning: R1

Future Land Use:

No Drive Beach:

Zoning Comp:

Tax Year: 2020

AG Exemption YN:

CDD: Yes **Annual CDD Fee:** 1,979

Complex/Comm Name: VILLAGE ST CHARLES

Flood Zone Date:

Floor #:

Census Block:

Bldg Name/#:

Block/Parcel: 00

Front Exposure: North

Lot #: 137

Other Exemptions:

Flood Zone Panel:

Planned Unit Dev:

Census Tract:

Lot Size Acres: 0.13

Lot Size: 5,563 SqFt / 517 SqM

Interior Information

A/C: Central Air

Heat/Fuel: Central, Electric

Utilities: Electricity Connected, Sewer Connected

Sewer: Public Sewer

Water: Public

Fireplace: No

Heated Area Source: Public Records

Appliances Incl: Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

Flooring Covering: Carpet, Ceramic Tile

Interior Feat: Ceiling Fans(s)

Exterior Information

Ext Construction: Block

Roof: Shingle

Property Description:

Ext Features: Irrigation System

Pool: None

Pool Features:

Patio And Porch Features:

Foundation: Slab

Garage/Parking Features: Golf Cart Garage

Road Surface Type: Paved

Garage Dim:

Architectural Style:

Pool Dimensions:

Spa:

Green Features

Community Information

Community Features: Deed Restrictions, Golf Carts OK, Golf Community, Tennis Court(s)

HOA / Comm Assn: No

HOA Fee:

HOA Pmt Sched:
Condo Fee:
Pet Size: Medium (36-60 Lbs.)
Max Pet Wt:
Association Approval Required: No
Lease Restrictions: No
Additional Lease Restrictions: See deed restrictions

Mo Maint\$(add HOA):
Other Fee: \$164 / Monthly
of Pets: 2
Pet Restrictions: see deed restrictions
Years of Ownership Prior to Leasing Required: No
Housing for Older Per: Yes

Realtor Information

List Agent: [Faith Mileo](#)
List Agent E-mail: faithmileo@gmail.com

List Agent ID: 260504412
List Agent Fax: 352-399-0592

List Agent Direct: 352-272-0560
List Agent Cell: 352-272-0560
Call Center #:
List Office ID: 260504248
List Office Phone: 352-461-0800
LP/SqFt: \$227.79
Delayed Distribution YN: No
Delayed Dist. Date:

List Office: [RE/MAX PREMIER REALTY](#)
Original Price: \$459,000

List Office Fax:

On Market Date: 11/10/2021

Listing Service Type: Full Service

Seller Representation:
Occupant Type: Vacant
Owner: ALVIN CORENBUM
Financing Avail: Cash, Conventional, VA Loan

Owner Phone:
Listing Type: Exclusive Right To Sell
Days to Cont: 20
Exp Clsg Date: 12/31/2021

Contract: 11/30/2021
Selling Agent: [Kimberly Volean](#)

Sell Office: [RE/MAX FREEDOM](#)

Sold Date: 12/29/2021
Terms: Conventional
Sold Remarks:

Sold Price: \$465,000
Seller Credit: \$1,000
Days to Closed: 49
SP/LP Ratio: 101

Realtor Info: CDD Addendum required

Confidential Info:

Showing Instructions: Lockbox - Electronic, Use ShowingTime Button

Showing Considerations:

Driving Directions: From CR 466A head north on Buena Vista Blvd. Make left onto Bailey Trail .Make left onto Reedy Creek Pl. Right onto Hollow Branch Way . Home will be on the left.

Realtor Remarks: Proof of funds or preapproval required with offer. Please use showing button. For further assistance Mon-Fri 8:30-5:00, call Client Care at 352-239-4252. For after hours/weekends, call Faith Mileo at 352-272-0560. Leave your card. Thank you for showing my listings. Feedback is appreciated! Commission paid only upon successful closing. First International Title: Anne McClintock, 352-561-8990, anne.mcclintock@firstintitle.com, 426 Teague Trail Lady Lake, FL 32159. Tax line reflects Advalorem Assessments: \$2,444.58 and Non Advalorem Assessments: \$2,110.89. Bond Balance: \$14,583.70. Please use new FAR/BAR purchase contract.

Documents and Disclosures

Status of Documents and Disclosures

Seller Property Disclosure

Seller's Preferred Closing Agent

Closing Agent Name: Anne McClintock
Email: anne.mcclintock@firstintitle.com
Address: 426 Teague Trail Lady Lake, Florida 32159
Closing Company Name: First International Title

Phone: 352-561-8990
Fax:

Photos







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