

**G5095138 2042 HYDRANGEA AVE, THE VILLAGES, FL 32162****County:** Sumter**Status:** Sold**Subdiv:** VILLAGES OF SUMTER HYDRANGEA VILLAS**Backups Requested:** No**List Price:** \$345,000**Subdiv/Condo:****Beds:** 2**Year Built:** 2008**Baths:** 2/0**Special Sale:** None**Pool:** Community**ADOM:** 53**Property Style:** Villa**CDOM:** 53**Lot Features:****Total Acreage:** 0 to less than 1/4**Minimum Lease Period:** No Minimum**Garage:** Yes **Attch:** Yes **Spcs:** 1**Garage/Parking Features:****Assigned Spcs:****New Construction:** No**Property Condition:****LP/SqFt:** \$298.44**Sold Date:** 07/24/2025**Sold Price:** \$327,000**SP/SqFt:** \$282.87**Home Warranty Y/N:****Flood Zone Code:**x**Total Annual Assoc Fees:**2,388.00**Average Monthly Fees:**199.00**Pets:****Max Times per Yr:****Carport:** No **Spcs:****Permit Number:****Proj Comp Date:****Heated Area:**1,156 SqFt / 107 SqM**Total Area:** 1,156 SqFt / 107 SqM

Beautiful Two Bedroom, Two Bathroom, Woodlawn Style Villa built in 2008 and located in the Village of Poinciana, in The Villages, Florida. The BOND is fully paid on this charming home, which offers over 1150 Square feet of living space and is conveniently located in the heart of The Villages (Between Rt 466 and Rt 466A). Meticulously maintained, this home features an enclosed lanai, a primary bedroom with ensuite bathroom and a large walk-in closet, high end laminate flooring in the bedrooms and living areas, tile flooring in the bathrooms and kitchen and the home is being sold furnished. The home is an end unit and does not back up directly to the other villas, making the interior of the home feel bright and sunny and provides a larger, privately enclosed yard where there is room for a pool if desired. This location is near restaurants, medical facilities, entertainment and shopping and is within just a few minutes of Brownwood Paddock Town Square, Lake Sumter Landing Town Square and Spanish Springs Town Square! Come take a look at this lovely Villa as it will not be on the market for long!

Land, Site, and Tax Information**Legal Desc:** LOT 46 THE VILLAGES OF SUMTER HYDRANGEA VILLAS PB 10 PGS 30-30A**SE/TP/RG:** 34-18S-23E**Subdivision #:****Between US 1 & River:****Tax ID:** [D34L046](#)**Taxes:** \$3,128**Homestead:** Yes**CDD:** Yes**AG Exemption YN:****Alt Key/Folio #:** D34L046**Add Parcel:** No**# of Parcels:****Ownership:** Fee Simple**SW Subd Condo#:****Development:****Flood Zone:** x**Floors in Unit/Home:** One**Bldg Name/#:****Book/Page:** 10-30-30A**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:****Block/Parcel:** D34L04**No Drive Beach:****Zoning Comp:****Front Exposure:** East**Tax Year:** 2024**Lot #:** 46**Annual CDD Fee:** 379**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:** 0.13**Lot Size:** 5,450 SqFt / 506 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:**Owner Provided**Laundry Features:** In Garage**Fireplace:** No**Accessibility Features:****Utilities:** Electricity Connected**Water:** Public**# of Wells:****Additional Rooms:****Interior Feat:** Ceiling Fans(s), High Ceiling(s), Living Room/Dining Room Combo, Window Treatments**Flooring Covering:** Laminate, Tile**Security Feat:****Total Area Source:** Owner Provided**Window Features:****Furnishings:****Sewer:** Public Sewer**# of Septics:**

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

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Living Room	First	14.5x16	Laminate		Ceiling Fan(s)
Dining Room	First	10.2x11.5	Laminate		
Kitchen	First	10.2x11.5	Tile		Pantry
Balcony/Porch/Lanai	First	14.75x9			Ceiling Fan(s)
Primary Bedroom	First	13.5x12	Laminate	Walk-in Closet	En Suite Bathroom
Bedroom 2	First	10.8x10.5	Laminate	Built-in Closet	Ceiling Fan(s)

Exterior Information

Other Structures:

Ext Construction: Block, Stucco

Roof: Shingle

Foundation: Slab

Property Attached Y/N:

Garage Dim:

Property Description:

Architectural Style:

Ext Features: Lighting

Other Equipment:

Patio And Porch Features:

Pool: Community

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 Carts OK, Golf Community, Pool, Racquetball, Restaurant, Sidewalk, 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:

FCMR 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 The Villages Lease Restrictions

Additional Lease Restrictions: See The Villages 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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