

YOUR FIRST VISIT

The Villages

A Visitor's Guide



By Kimberly Volean
LPT Realty



Welcome to Your First Visit

Welcome! I'm so glad you're here.

Whether you're visiting for the very first time or returning because you're seriously considering making The Villages your home, I created this guide to help you experience the community the way a future resident would.

Rather than trying to see everything in just a few days, this guide focuses on the neighborhoods, town squares, recreation centers, nature trails, restaurants, and local experiences that offer the best feel for everyday life here.

I hope this guide helps you enjoy your visit, discover places you might otherwise miss, and make your time exploring The Villages even more memorable.

Enjoy your visit,
Kimberly Volean

INSIDE THIS GUIDE

- Town Squares
- Recreation Centers
- Nature Trails
- Great Places to Eat
- Helpful Resources
- Day Trip Ideas
- Local Tips



Before You Visit

The Villages is much larger than most first-time visitors expect.

Rather than trying to see everything in just a few days, you'll enjoy your visit much more by slowing down and exploring a few areas well.

This guide was created to help you experience The Villages the way a future resident would.

You'll discover beautiful town squares, outstanding recreation centers, peaceful nature trails, scenic golf courses, shopping, restaurants, and many of the places that make everyday life here so enjoyable.

You don't have to see everything.

Choose the places that interest you most, take your time, and simply enjoy the experience.

Before You Head Out

- Wear comfortable walking shoes.
- Bring a refillable water bottle.
- Dress for Florida's weather.
- Bring a light sweater during cooler months.
- Charge your phone or camera.
- Allow extra time—you'll probably discover places you weren't planning to visit.
- Bring this guide with you.
- Visit the Visitor Resources page for videos, maps, and additional information about the places you'll be exploring.

Your Visitor Companion

Throughout this guide you'll find references to my Visitor Resources page.

Whether you're relaxing at your hotel, waiting for a table at a restaurant, or planning tomorrow's adventures, simply visit:

KimberlyVolean.com/visitor or scan the QR code.

There you'll find additional videos, maps, local recommendations, seasonal information, and helpful resources that correspond with the places featured in this guide.

Think of this guide as your companion for visiting The Villages.

TOWN SQUARES & ENTERTAINMENT

The Heartbeat of The Villages

The Town Squares are where The Villages truly comes alive. Each has its own personality, architecture, dining, shopping, and nightly entertainment, giving visitors a different experience depending on where they choose to spend the day or evening.



SPANISH SPRINGS

Spanish-inspired architecture & nightly music

Spanish Springs brings Old Florida charm to life with colorful architecture, inviting restaurants and shops, and a lively central square. In the evening, live music and dancing fill the plaza, creating one of The Villages' most established and welcoming gathering places.



LAKE SUMTER LANDING

Waterfront charm, dining & entertainment

Set in a beautiful lakeside setting, Lake Sumter Landing blends waterfront charm with shopping, dining, and nightly entertainment. Stroll along the boardwalk, enjoy views across the water, or settle in near the square as live music and dancing bring the evening to life.



BROWNWOOD PADDOCK SQUARE

Rustic Florida character & lively evenings

Brownwood Paddock Square has a distinctive Old Florida feel, with rustic architecture, restaurants, shops, and an energetic town-square atmosphere. Live music and dancing take center stage each evening, making Brownwood a favorite gathering place in the southern area of The Villages.



EASTPORT TOWN SQUARE

The newest Town Square in The Villages

Eastport brings a fresh new gathering place to The Villages, with beautiful surroundings, dining, recreation, and entertainment nearby. As the area continues to grow, the Town Square is becoming a lively destination for music, socializing, and enjoying an evening with friends.

MORE WAYS TO ENJOY THE VILLAGES

PERFORMING ARTS • LIVE MUSIC • ENTERTAINMENT

From live performances and touring productions to relaxed evenings of music under the Florida sky, entertainment is never far away in The Villages.



The Sharon L. Morse Performing Arts Center

Located in Spanish Springs, The Sharon is The Villages' premier performing arts venue, presenting touring productions, concerts, comedy, and special events in an elegant theater setting.



Savannah Center

A longtime entertainment and event venue in the northern area of The Villages. Savannah Center hosts concerts, shows, dances, meetings, and community events throughout the year.



The Tracy Performing Arts Center

The Villages' newest performing arts venue, located near Eastport. This contemporary theater brings concerts, productions, and special performances to the growing southern area of the community.



Sawgrass Grove

A lively gathering place with dining, live music, and an open-air setting that comes alive in the evening. Grab a bite at The Market, find a seat under the canopy, and enjoy the relaxed atmosphere and entertainment.

RECREATION CENTERS

Explore The Villages — North to Central



FIRST RESPONDERS RECREATION *Village Recreation Center*

A distinctive recreation destination in the northern area of The Villages, with an especially impressive variety of outdoor activities—including a putting course, beach volleyball, cricket, lawn bowling and croquet.



LA HACIENDA RECREATION *Regional Recreation Complex*

Near Spanish Springs, La Hacienda combines distinctive Spanish-style architecture with a wide variety of indoor and outdoor recreation. Its central location makes it an easy stop while exploring the northern area of The Villages.



LAKE MIONA RECREATION *Regional Recreation Complex*

With its warm lodge-inspired interior and striking stone fireplace, Lake Miona has a character all its own. Behind the center, explore the Black Lake walking trail and outdoor fitness area, along with a wide variety of indoor and outdoor recreation.



SEABREEZE RECREATION *Regional Recreation Complex*

Bright and coastal-inspired, SeaBreeze brings a relaxed Florida feel to recreation. Beyond its many indoor and outdoor activities, walking paths and an outdoor fitness area make it an especially nice place to explore.



RECREATION CENTERS

Explore The Villages — Central to South



EISENHOWER RECREATION

Regional Recreation Complex

More than a place for recreation, Eisenhower is filled with military memorabilia, photographs and displays honoring those who served. Its distinctive exhibits and warm interior make it one of the most memorable recreation centers to explore in The Villages.



ROHAN RECREATION

Regional Recreation Complex

Rohan brings a colorful sense of local history to its welcoming interior, with murals and displays celebrating the story and spirit of The Villages. Its spacious design and wide variety of recreation make it a lively stop as you explore farther south.



EVERGLADES RECREATION

Regional Recreation Complex

With soaring timber beams and a warm, lodge-inspired interior, Everglades has a character all its own. Just outside, Everglades Pond adds another dimension to the area, with walking paths and model boat activities that make it a fun place to explore beyond the recreation center.



OLYMPIA RECREATION

Regional Recreation Complex

Olympia brings an energetic, sports-inspired experience to recreation in The Villages. Its Olympic-themed design and expansive Athletic Club set it apart, while the impressive indoor rock-climbing wall offers a surprising glimpse at the variety of recreation available here.



COUNTRY CLUBS

Championship Golf • Dining • Beautiful Settings

The Villages' country clubs offer more than championship golf. Many are also popular dining destinations, with distinctive clubhouses, scenic course views and settings worth experiencing during your visit.



NANCY LOPEZ LEGACY COUNTRY CLUB

Set among rolling terrain, mature live oaks and scenic water views, Nancy Lopez Legacy has a beautiful, established setting that feels worth exploring even if golf isn't the reason for your visit. Designed by LPGA Hall of Famer Nancy Lopez, the club features 27 holes, a practice facility and Golf Academy, along with country-club dining overlooking the course.



GLENVIEW COUNTRY CLUB

Set beneath mature live oaks draped in Spanish moss, Glenview has one of the prettiest approaches of the country clubs featured here. The long, tree-lined entrance and classic clubhouse give it an established, gracious feel before you ever reach the golf course. Glenview Champions offers 27 holes of championship golf, along with practice facilities and country-club dining with scenic course views.



COUNTRY CLUBS

PREMIER CLUBS. BEAUTIFUL COURSES. THE VILLAGES LIFESTYLE.

ARNOLD PALMER LEGENDS COUNTRY CLUB

One of The Villages' most established country-club settings, Arnold Palmer Legends is surrounded by mature trees, beautiful landscaping and sweeping golf-course views. The classic clubhouse and outdoor dining areas give it a relaxed, traditional feel, while the surrounding golf course adds to the beautiful, established setting.



EVANS PRAIRIE COUNTRY CLUB

Evans Prairie has a distinctly open Florida feel, with palms, water views and wide stretches of golf course surrounding the clubhouse. Its spacious covered outdoor dining area overlooks the natural landscape, making it an inviting place to relax, enjoy a meal and take in another side of The Villages lifestyle.



PLACES TO EXPLORE

The Villages — North & South

A few places worth discovering as you explore The Villages.

Each featured stop is numbered to correspond with the

Lifestyle Maps on the following pages.



THE VILLAGES — NORTH

TOWN SQUARES & ENTERTAINMENT

- 01 — Spanish Springs**
1120 Main Street, The Villages, FL 32159
- 02 — Lake Sumter Landing**
1000 Lake Sumter Landing, The Villages, FL 32162
- 03 — The Sharon Performing Arts Center**
1051 Main Street, The Villages, FL 32159
- 04 — Savannah Center at Savannah Recreation Center**
1545 Buena Vista Boulevard, The Villages, FL 32162

RECREATION CENTERS

- 05 — First Responders Village Recreation Center**
7746 County Road 42, Summerfield, FL 34491
- 06 — La Hacienda Regional Recreation Center**
1200 Avenida Central, The Villages, FL 32159
- 07 — Lake Miona Regional Recreation Center**
1526 Buena Vista Boulevard, The Villages, FL 32162
- 08 — SeaBreeze Regional Recreation Center**
2384 Buena Vista Boulevard, The Villages, FL 32162

COUNTRY CLUBS

- 09 — Nancy Lopez Legacy Golf & Country Club**
17145 Buena Vista Boulevard, The Villages, FL 32162
- 10 — Glenview Champions Country Club**
3194 Glenview Road, The Villages, FL 32162
- 11 — Arnold Palmer Legends Country Club**
1635 Palmer Way, The Villages, FL 32162

THE VILLAGES — SOUTH

TOWN SQUARES & ENTERTAINMENT

- 12 — Brownwood Paddock Town Square**
2705 West Torch Lake Drive, The Villages, FL 32163
- 13 — Eastport Town Square**
6980 Central Lake Drive, Sumterville, FL 34762
- 14 — The Tracy Performing Arts Center**
2210 Dr. Randy McDaniel Way, Middleton, FL 34762
- 15 — Sawgrass Grove**
766 Marilee Place, The Villages, FL 32163

RECREATION CENTERS

- 16 — Eisenhower Regional Recreation Center**
3560 Buena Vista Boulevard, The Villages, FL 32163
- 17 — Rohan Regional Recreation Center**
850 Kristine Way, Wildwood, FL 34785
- 18 — Everglades Regional Recreation Center**
5497 Marsh Bend Trail, The Villages, FL 32163
- 19 — Olympia Regional Recreation Center**
1210 McPherson Terrace, Sumterville, FL 33585

COUNTRY CLUBS

- 20 — Evans Prairie Country Club**
1825 Evans Prairie Trail, The Villages, FL 32163

THE VILLAGES NORTH

LIFESTYLE MAP

Recreation Centers, Pools and Country Clubs

Map Key:

- Commercial Areas
- Hospital
- Residential Areas
- Town Squares
- Lakes & Ponds

Approximate Scale:
1 Inch = 1 Mile

P Parks

Live Healthy.
Love The Villages.

The Villages® Hospital



Community layout and design created for informational purposes only.
Not an official map. Approximate locations and scale.

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THE VILLAGES SOUTH

LIFESTYLE MAP



Explore. Play. Connect.
Everything you love
is right here.

Recreation Centers, Pools
and Country Clubs



Lifestyle Key:

- Pools
- Recreational Centers
- Golf & Country Clubs
- Regional Recreation Centers
- P Parks

Map Key:

- Commercial Areas
 - Residential Areas
 - Town Squares & Gathering Areas
 - Lakes & Ponds
- Approximate Scale:
1 Inch = 1 Mile



This map is a general guide to The Villages South.
Locations and features are approximate.

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THE NATURAL SIDE OF THE VILLAGES

TRAILS • PRESERVES • WATERWAYS • WILDLIFE

Beyond the town squares and recreation centers, a quieter side of The Villages is waiting. These are just a few of the many places to discover walking trails, peaceful waterways, preserved natural areas and Florida wildlife along the way.



BLACK LAKE WALKING TRAIL

Black Lake Walking Trail offers a peaceful, tucked-away walk beneath mature live oaks and Spanish moss. Shaded stretches of trail lead through the natural landscape, with views toward the adjoining preserve where birds and other Florida wildlife can often be spotted.



SHARON ROSE WIECHENS PRESERVE

An elevated boardwalk leads visitors across beautiful wetlands and expansive water views, surrounded by aquatic vegetation and native Florida wildlife. The preserve offers a quiet opportunity to experience a more natural side of The Villages at an unhurried pace.



EVERGLADES POND *Everglades Recreation Center*

Everglades Pond combines peaceful open-water views with an unusual recreational feature: a dedicated area for remote-controlled boats and model sailboats. Visitors may also enjoy the surrounding shoreline, birdlife and relaxed natural setting.



MORE OF THE NATURAL SIDE

BOARDWALKS • WILDLIFE • WATERWAYS



OKAHUMPKA

A peaceful boardwalk winds along the wetlands at Okahumpka, where early mornings bring beautiful reflections and abundant birdlife. Take in the views from shore or paddle out on the water for an entirely different perspective.



FENNEY NATURE TRAIL

A shaded boardwalk leads beneath moss-draped oaks and through lush native landscape, where visitors may spot herons and other wildlife along this beautiful Old Florida setting.



LAKE DEATON

Open water, wide skies and a quiet lakeside setting make Lake Deaton a lovely place to slow down, enjoy the view and watch for native birds along the shoreline.



PLACES TO EXPLORE

Nature Trails & Dog Parks

Discover a quieter side of The Villages through nature trails, preserves and dog parks. Each featured stop is numbered to correspond with the Nature & Dog Park Maps on the following pages.



THE VILLAGES — NORTH

NATURE TRAILS & PRESERVES

- 01 — Black Lake Walking Trail**
1526 Buena Vista Boulevard, The Villages, FL 32162
- 02 — Paradise Park**
1324 Paradise Drive, The Villages, FL 32159
- 03 — Sunset Park**
Morse Boulevard Causeway, The Villages, FL 32162
- 04 — Lake Miona Park**
10501 Road 115, Oxford, FL 34484

DOG PARKS

- 05 — Mulberry Grove Dog Park**
17220 Southeast 86th Belle Meade Circle,
The Villages, FL 32162

THE VILLAGES — SOUTH

NATURE TRAILS & PRESERVES

- 06 — Fenney Springs Nature Trail**
3212 Fenney Way, Wildwood, FL 34785
- 07 — Hogeye Preserve Nature Trail**
5219 Marsh Bend Trail, The Villages, FL 32163
- 08 — Homestead Preserve Nature Trail**
6227 Meggison Road, The Villages, FL 32163
- 09 — Sharon Rose Wiechens Preserve**
3593 Vineyard Drive, Wildwood, FL 34785
- 10 — Lake Okahumpka**
4505 Okahumpka Run, Wildwood, FL 34785
- 11 — Lake Deaton Park**
5300 County Road 155, Wildwood, FL 34785

DOG PARKS

- 12 — Atlas Dog Park**
3513 Moyer Loop, The Villages, FL 32163
- 13 — Dudley Dog Park**
2470 Fenney Way, The Villages, FL 32163
- 14 — Rupert Dog Park**
5733 Parkyn Path, The Villages, FL 32163
- 15 — Sophie Doodles Dog Park**
1275 Calendar Court, near Eastport

The Villages North

Nature, Walking Trails & Dog Parks

Map Key:

- Commercial Areas
- Hospital
- Residential Areas
- Town Squares
- Lakes & Ponds

Approximate Scale:
1 Inch = 1 Mile



The Villages South

*Nature, Walking Trails
& Dog Parks*



Map Key:

- Commercial Areas
- Residential Areas
- Town Squares and Gathering Areas
- Lakes & Ponds

Approximate Scale:
1 Inch = 1 Mile



Legend:

- Nature & Walking Trails
- Preserves
- Dog Parks



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Community layout and design created for informational purposes only. Not an official map. Approximate locations and scale.

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GOLF IN THE VILLAGES

Part of the landscape. Part of the lifestyle.

Golf is woven into everyday life in The Villages, with courses, greens and fairways stretching throughout the community. From championship courses to executive and putting courses, there are opportunities for experienced golfers, casual players and those just learning the game.



TAKE A LOOK AROUND

You don't have to play golf to appreciate how much it shapes the lifestyle here. During your visit, take a golf-cart ride past a course, stop to watch a group tee off, or enjoy an early-morning or sunset view across the fairways. You'll see courses surrounded by palms, mature oaks, water and beautiful Florida scenery.



WHILE YOU'RE HERE

Play a round • Visit a putting course • Take a scenic cart ride

TEE TIMES & GOLF INFORMATION

352-753-GOLF (4653)

TheVillages.com/Golf

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The Villages South Golf Map

An easy-to-understand guide to golf courses and practice facilities in The Villages South



The Villages offers a wide variety of executive and championship golf courses, along with practice facilities located throughout the community. This simplified guide was designed to help current residents, future residents and visitors better understand the golf layout throughout The Villages South.

Tee times, golf information and course details are available through The Villages Golf & Country Club system and the following resources:.

www.golfthevillages.com
www.Kimberlyvolean.com

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PLACES TO EXPLORE

Shopping, Dining & Visitor Essentials – North

A few convenient places to eat, stay and find everyday essentials while exploring the northern and central areas of The Villages.



PLACES TO STAY

- 1 **The Waterfront Inn**
1105 Lake Shore Drive, The Villages, FL 32162
(352) 753-7535
Steps from Lake Sumter Landing
- 2 **Holiday Inn Express & Suites The Villages**
1205 Avenida Central, The Villages, FL 32159
(352) 750-3888
Walking distance to Spanish Springs Town Square
- 3 **Home2 Suites by Hilton Wildwood the Villages**
7555 Penrose Place, Wildwood, FL 34785
(352) 913-2100
- 4 **Comfort Suites Lady Lake – The Villages**
1202 Avenida Central, Lady Lake, FL 32159
(352) 775-0815
Walking distance to Spanish Springs Town Square

RESTAURANTS

- 5 **Olive Garden**
3680 Wedgewood Lane, The Villages, FL 32162
- 6 **Bonefish Grill**
3580 Wedgewood Lane, The Villages, FL 32162
- 7 **Chop House at Lake Sumter**
1045 Old Camp Road, The Villages, FL 32162
(352) 750-6000
- 8 **Panera Bread — Lake Sumter Landing**
1010 Lake Sumter Landing, The Villages, FL 32162
- 9 **Panera Bread — Spanish Springs**
1181 Main Street, The Villages, FL 32159
- 10 **Lighthouse Bar & Grill**
925 Lake Shore Drive, The Villages, FL
- 11 **Amerikanos**
998 Del Mar Drive, Suite 108, The Villages, FL 32159
- 12 **YKI Steakhouse**
1004 Old Mill Run
- 13 **Sakura Restaurant**
1104 Bichara Boulevard
- 14 **Fiesta Grande Mexican Grill**
297 Colony Boulevard, The Villages, FL
- 15 **Gio's Deli & Mercato Italiano**
3975 County Road 201, Oxford, FL 34484
Directly off US 301
- 16 **Roberto's Ristorante & Pizzeria**
2468 Burnsed Boulevard, Wildwood, FL 34785

GROCERY STORES

- 17 **Sprouts Farmers Market**
330 Buena Vista Boulevard, The Villages, FL 32162
- 18 **The Fresh Market**
3740 Wedgewood Lane, The Villages, FL
- 19 **Publix Super Market at Mulberry Grove**
8780 Southeast 165th Mulberry Lane, The Villages, FL 32162
- 20 **Publix Super Market at Spanish Springs**
1566 Bella Cruz Drive, The Villages, FL 32159
- 21 **Publix Super Market at Colony Plaza**
327 Colony Boulevard, The Villages, FL 32162
- 22 **Publix Super Market at Trailwinds Village**
5810 Seven Mile Drive, Wildwood, FL

WAREHOUSE CLUBS

- 23 **BJ's Wholesale Club**
13585 Northeast 86th Path, Lady Lake, FL
- 24 **Costco Wholesale**
675 Tatanka Terrace, The Villages, FL 32162
- 25 **Sam's Club**
755 US 441, Lady Lake, FL 32159

PHARMACIES

- 26 **CVS Pharmacy**
5208 East County Road 466, The Villages, FL 32162
- 27 **Walgreens — 466A Area**
2615 Burnsed Boulevard
- 28 **Walgreens — Lady Lake**
890 North US Highway 27/441, Lady Lake, FL
Corner of Rolling Acres Road and US 27/441

EMERGENCY & MEDICAL CARE

- 29 **UF Health Spanish Plaines Hospital**
1451 El Camino Real, The Villages, FL 32159
- 30 **AdventHealth Fruitland Park ER**
201 County Road 466A, Fruitland Park, FL 34731
(352) 508-4235
24-hour freestanding emergency room
- 31 **HCA Florida Trailwinds Village Emergency**
6131 Seven Mile Drive, Wildwood, FL 34785
(352) 461-5200
Freestanding emergency room

PLACES TO EXPLORE

Shopping, Dining & Visitor Essentials — South

A few convenient places to eat, stay and find everyday essentials while exploring the southern areas of The Villages.



PLACES TO STAY

- 32 Brownwood Hotel and Spa**
3003 Brownwood Boulevard, The Villages, Florida 32163
352-626-1246
- 33 Hotel Eastport**
7065 Beebe Court, Wildwood, Florida 34762
352-492-1940

RESTAURANTS

- 34 Harvest Restaurant and Bar**
3676 Meggison Road
- 35 Bluefin Grill and Bar**
2738 Brownwood Boulevard
- 36 The Natives at Lake Okahumpka**
4529 Okahumpka Run, The Villages
- 37 City Fire American Oven and Bar**
2716 Brownwood Boulevard
- 38 Wolfgang Puck Kitchen and Bar**
3003 Brownwood Boulevard
Next to the Brownwood Hotel
- 39 Prime and Ember**
7030 Central Lake Drive, The Villages
- 40 Sawgrass Tavern**
810 Marilee Place, The Villages
- 41 Little Fin Seafood at Sawgrass Grove**
Located at the market at Sawgrass Grove
- 42 Piesanos Stone Fired Pizza**
729 Kristine Way, The Villages, Florida 32163

SHOPPING & EVERYDAY ESSENTIALS

- 43 Publix at Magnolia Plaza**
2135 Everglades Lane, The Villages, Florida 32163
- 44 Publix at Lake Deaton**
695 Kristine Way
- 45 Publix at Grand Traverse Plaza**
2925 Traverse Trail, The Villages, Florida 32163
- 46 Super Walmart**
1115 Waxman Drive
Near State Road 44 and Morse Boulevard
- 47 Walgreens**
620 Kristine Way, The Villages, Florida 32163

EMERGENCY & URGENT CARE

- 48 UF Health Brownwood Free Standing ER**
3800 Meggison Road, The Villages, Florida 32163
352-570-6100
- 49 Vizavee Urgent Care**
4669 State Road 44 West, Suite 101,
Wildwood, Florida 34785
352-399-7301



Shopping and Everyday Essentials Map

North

From grocery stores and restaurants to medical offices and home improvement centers, this map highlights many of the everyday essentials located throughout the northern area of The Villages.

The Villages North Shopping & Services Map

Map Key

Residential Areas

Lakes & Ponds

Town Squares

Shopping & Services

Shopping & Services

Medical & Healthcare

Key Shopping or Service Location

Approximate Scale:

0 1/2 1 Mile



Good to Know

Many of these locations are just a golf cart ride away via the extensive golf cart paths throughout The Villages.



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Shopping and Everyday Essentials Map

South

The southern area of The Villages continues to grow, with new shopping, dining, medical offices, and other conveniences being added over time. This map highlights many of the everyday essentials you'll find throughout this expanding area.

The Villages South Shopping & Services Map



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SPECIAL EVENTS & SEASONAL FUN

There's always something happening.

Throughout the year, The Villages takes on a different personality. Depending on when you visit, you may come across holiday celebrations, special events, polo matches, festivals, decorated neighborhoods and community gatherings throughout The Villages.



Part of the fun is simply seeing what's happening while you're here. Take a ride, visit the town squares, explore the community and enjoy whatever happens to be going on during your stay.



WHILE YOU'RE HERE

Check the local event calendar to see what's happening during your visit.

COULD YOU SEE YOURSELF HERE?

A few thoughts to take home with you

As you explore The Villages, take a little time to notice what feels right for you.

The places you enjoy, the neighborhoods that catch your attention and the questions that come up along the way can help you better understand what you may want in a future home.

Use this page to capture a few thoughts while they're still fresh.

PLACES & NEIGHBORHOODS I LOVED

HOMES OR HOME STYLES THAT CAUGHT MY EYE

THINGS I'D LIKE TO LEARN MORE ABOUT

QUESTIONS I HAVE ABOUT OWNING HERE

THINKING A LITTLE MORE SERIOUSLY?

There's a lot to understand when you begin considering a home in The Villages—from different areas and home styles to costs, bonds, amenities, new versus resale homes and more. You don't need to know all the right questions before you begin.

If you'd like to understand what's involved in owning a home here—and the questions worth asking—I'd be happy to talk it through with you.

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MEET KIMBERLY

Experience, communication and a genuine desire to help.

Real estate has been part of my life for as long as I can remember. I come from a family of real estate professionals—my father owned a brokerage in upstate New York, and my mother, grandmother and aunt were also involved in real estate. I've held a real estate license for more than 30 years, and along the way I've worked with buyers and sellers, invested in and renovated homes, and developed a real appreciation for what makes a house feel like home.

My background extends well beyond real estate. I graduated from Siena College with a background in marketing management and accounting and spent several years in public affairs with the New York State Department of Health. During my time there, including the extraordinary period surrounding 9/11 and the anthrax attacks, I learned just how important clear, thoughtful communication can be. I later served as a spokesperson and speechwriter—experience that still influences the way I communicate with people today.

My approach to real estate is pretty simple: give people good information, answer their questions, be available and work hard for them. If I don't know an answer, I'll find it. Whether I'm helping someone understand The Villages, determine the value of a home, prepare a property for sale or find the right place to live, I believe people deserve straightforward information without unnecessary hype.

That same philosophy is behind this guide. I want you to explore The Villages for yourself, learn about the different areas and lifestyles, ask questions and ultimately decide what feels right for you.

WHAT CLIENTS HAVE SAID

"Kim is readily available, professional, & on top of the market. She sold my home within 24 hours of being on the market. Plus she is delightful."

— Kathleen Ziegler Wolfarth

"Kim met with me promptly and gave great advice on what needed to be done to prepare the property for showing. She was spot on with her comps and pricing strategy."

— Barbara Trapp

Away from real estate, I enjoy designing jewelry, playing the piano, staying active and learning new things. Creativity has always been an important part of my life, whether I'm designing a piece of jewelry, making videos about The Villages, working with a home or taking on a new project.

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NOTES

A little space for anything you want to remember.

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