

**G5098406 1309 LESTER DR, THE VILLAGES, FL 32159****County:** Lake**Subdiv:** ORANGE BLOSSOM GARDENS**Subdiv/Condo:****Beds:** 2**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:** \$257.46**Sold Date:** 08/04/2025**Sold Price:** \$280,000**SP/SqFt:** \$248.67**Home Warranty Y/N:****Flood Zone Code:**A**Total Annual Assoc Fees:**0.00**Average Monthly Fees:**0.00**Status:** Sold**Backups Requested:** No**List Price:** \$289,900**Year Built:** 2018**Special Sale:** None**ADOM:** 13**CDOM:** 13**Pets:****Max Times per Yr:****Carport:** No **Spcs:****Permit Number:****Proj Comp Date:****Heated Area:**1,126 SqFt / 105 SqM**Total Area:** 1,795 SqFt / 167 SqM

Charming 2 Bedroom, 2 Bathroom, 1126 Square foot Cottage built in 2018 and located in Orange Blossom Gardens in The Villages, Florida. This home has an open floor plan along with features including a two car garage, indoor laundry, a screened lanai, luxury vinyl floors in the living areas and bathrooms and carpet in the bedrooms. The primary bedroom has a walk in closet and en suite bathroom, the kitchen has a beautiful island, and there are no popcorn ceilings! There is no bond on this home. The home is located conveniently near shopping, restaurants, beautiful community pools and medical facilities. The home is near Spanish Springs Town Square and Lake Sumter Landing Town Squares! Come take a look at this lovely home as it will not be on the market for long!

Land, Site, and Tax Information**Legal Desc:** ORANGE BLOSSOM GARDENS UNIT 2 LOT 100 PB 20 PGS 58-59 ORB 5167 PG 1265**SE/TP/RG:** 06-18S-24E**Subdivision #:****Between US 1 & River:****Tax ID:** [06-18-24-0200-000-10000](#)**Taxes:** \$2,223**Homestead:** Yes**CDD:** No**AG Exemption YN:****Alt Key/Folio #:** 241806020000010000**Add Parcel:** No**# of Parcels:****Ownership:** Fee Simple**SW Subd Condo#:****Development:****Flood Zone:** A**Floors in Unit/Home:** One**Bldg Name/#:****Book/Page:** 20-58-59**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:****Future Land Use:****No Drive Beach:****Zoning Comp:****Tax Year:** 2024**Annual CDD Fee:****Block/Parcel:** 000**Front Exposure:** Southwest**Lot #:** 100**Other Exemptions:****Additional Tax IDs:****Complex/Comm Name:****SW Subd Name:****Flood Zone Date:****Floor #:****Total # of Floors:** 1**Census Block:** 1**MH Model:****Flood Zone Panel:****Census Tract:** 030409**MH Width:****Lot Size Acres:** 0.16**Monthly Rental Amount:****Month To Month Or Weekly Y/N:****Lot Size:** 6,935 SqFt / 644 SqM**End Date of Lease:****Waterfront Ft:** 0**Water Name:****Water Extras:** No**Interior Information****A/C:** Central Air**Heat/Fuel:** Central**Heated Area Source:**Public Records**Laundry Features:** Inside**Fireplace:** No**Accessibility Features:****Utilities:** 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, Dryer, Microwave, Range, Refrigerator, Washer**Room Type****Level****Approx Dim****Flooring****Closet Type****Features**

Kitchen

First

Luxury Vinyl

Pantry

Flooring Covering: Carpet, Luxury Vinyl**Security Feat:****Total Area Source:** Public Records**Window Features:****Furnishings:****Sewer:** Public Sewer**# of Septics:**

Dining Room	First	Luxury Vinyl		
Living Room	First	Luxury Vinyl		
Primary Bedroom	First	Carpet	Walk-in Closet	En Suite Bathroom
Bedroom 2	First	Carpet	Built-in Closet	Ceiling Fan(s)

Exterior Information

Other Structures:

Ext Construction: Stucco

Roof: Shingle

Foundation: Slab

Property Attached Y/N:

Garage Dim:

Property Description:

Architectural Style:

Ext Features: Irrigation System, Lighting

Other Equipment:

Patio And Porch Features:

Pool: None

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

HOA / Comm Assn: No

HOA Fee:

Master Assn/Name:No

Monthly HOA Amount:

Condo Fee:

Housing for Older Per: Yes

Affidavit:

Can Property be Leased: Yes

Association Approval Required: No

Lease Restrictions: Yes

Minimum Lease Period:No Minimum

Approval Process: See Lease Restrictions

Additional Lease Restrictions: See Lease Restrictions

HOA Pmt Sched:

Master Assn Fee:

Other Fee:

Monthly Condo Fee:

Expire/Renewal Date:

Building Elevator Y/N:

Years of Ownership Prior to Leasing Required: No

Number of Ownership Years Prior to Lease: 0

FCHR Website Y/N:

Mo Maint\$(add HOA):

Master Assn Ph:

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