

**G5091428 1526 LOZANO AVE, LADY LAKE, FL 32159****County:** Sumter**Subdiv:** VILLAGES OF SUMTER PATIO VILLAS**Subdiv/Condo:****Beds:** 2**Baths:** 2/0**Pool:** Community**Property Style:** Villa**Lot Features:****Total Acreage:** 0 to less than 1/4**Minimum Lease Period:** No Minimum**Garage:** Yes **Attch:** Yes **Spcls:** 1**Garage/Parking Features:****Assigned Spcls:****New Construction:** No**Property Condition:****LP/SqFt:** \$217.49**Sold Date:** 02/21/2025**Sold Price:** \$260,000**SP/SqFt:** \$217.57**Home Warranty Y/N:****Flood Zone Code:**x**Total Annual Assoc Fees:**0.00**Average Monthly Fees:**0.00**Status:** Sold**Backups Requested:** No**List Price:** \$259,900**Year Built:** 1994**Special Sale:** None**ADOM:** 6**CDOM:** 6**Pets:****Max Times per Yr:** 0**Carport:** No **Spcls:****Permit Number:****Proj Comp Date:****Heated Area:**1,195 SqFt / 111 SqM**Total Area:** 1,627 SqFt / 151 SqM

This home is a well maintained 2 Bedroom, 2 bathroom and 1195 SF patio villa located in the Spanish Springs area of The Villages. It has many upgrades including an enclosed lanai under air, crown molding and chair rails throughout the home. There is no carpet, a nice sized pantry in the kitchen, a one and one half car garage, and an en suite bathroom off the primary bedroom. This home has no homes behind it, and is conveniently located near recreation centers, pools, shopping, restaurants and medical facilities! It is priced to sell so come take a look as this home will not be on the market for long!

Land, Site, and Tax Information**Legal Desc:** LOT 33 THE VILLAGES OF SUMTER PATIO VILLAS PB 4 PG 105-105A**SE/TP/RG:** 13-18S-23E**Subdivision #:****Between US 1 & River:****Tax ID:** [D13E033](#)**Taxes:** \$1,057**Homestead:** Yes**CDD:** No**AG Exemption YN:****Alt Key/Folio #:** D13E033**Add Parcel:** No**# of Parcels:****Ownership:** Fee Simple**SW Subd Condo#:****Development:****Flood Zone:** x**Floors in Unit/Home:** One**Bldg Name/#:****Book/Page:** 4-105-105A**MH Make:****Land Lease Y/N:** No**Land Lease Fee:****Planned Unit Dev:****Lot Dimensions:** 40x102**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:** D13E0**No Drive Beach:****Zoning Comp:****Front Exposure:** South**Tax Year:** 2024**Lot #:** 33**Annual CDD Fee:****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:** 0.09**Lot Size:** 4,080 SqFt / 379 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:**Public Records**Laundry Features:** In Garage**Fireplace:** No**Accessibility Features:****Utilities:** Cable Available, Electricity Connected**Water:** Public**# of Wells:****Additional Rooms:****Interior Feat:** Ceiling Fans(s), Chair Rail, Crown Molding, Living Room/Dining Room Combo**Appliances Incl:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer**Room Type** **Level** **Approx Dim** **Flooring** **Closet Type** **Features**

Living Room

First

12.75x13

Laminate

Dining Room

First

12x9

Laminate

Ceiling Fan(s)

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

Kitchen	First		Laminate		Pantry
Primary Bedroom	First	16x12	Luxury Vinyl	Walk-in Closet	En Suite Bathroom
Bedroom 2	First	12.4x12	Luxury Vinyl	Built-in Closet	Ceiling Fan(s)
Balcony/Porch/Lanai	First	11.4x10	Tile		

Exterior Information

Other Structures:

Ext Construction: Wood Frame

Roof: Shingle

Foundation: Slab

Property Attached Y/N:

Garage Dim:

Property Description:

Architectural Style:

Ext Features: Lighting, Sliding Doors

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, Fitness Center, Golf Carts OK, Golf Community, Pool, 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:

Condo Fee:

Monthly Condo Fee:

FCHR Website Y/N:

Housing for Older Per: Yes

Affidavit:

Expire/Renewal Date:

Can Property be Leased: Yes

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

Maximum Times Per Year: 0

Approval Process: See Lease restrictions on The Village Website

Additional Lease Restrictions: See lease restrictions on The Villages Website

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