

**G5090099 2064 WESTCHESTER WAY, THE VILLAGES, FL 32162****County:** Sumter**Subdiv:** VILLAGES OF SUMTER**Subdiv/Condo:****Beds:** 3**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:** 3**Garage/Parking Features:****Assigned Spcs:****New Construction:** No**Property Condition:****LP/SqFt:** \$347.75**Sold Date:** 01/07/2025**Sold Price:** \$664,900**SP/SqFt:** \$347.75**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:** \$664,900**Year Built:** 2005**Special Sale:** None**ADOM:** 4**CDOM:** 4**Pets:****Max Times per Yr:****Carport:** No **Spcs:****Permit Number:****Proj Comp Date:****Heated Area:**1,912 SqFt / 178 SqM**Total Area:** 3,218 SqFt / 299 SqM

Gorgeous three Bedroom, two Bathroom Gardenia Designer Home with 1,912 Square Feet of living space and No Bond, in the centrally located Village of Poinciana in The Villages, Florida. Beginning in the Kitchen, features include brand new stainless steel appliances, a large built-in pantry in addition to a second cabinet pantry, granite counters in an exquisite, unique light sea foam color to contrast with custom looking ivory cabinets, a nice sized eating area and tiled floor. The Living/Dining area is an open concept style with high ceilings, engineered wood floors and a spacious feel with two Lanais just off of the Living Room area. Custom built-in cabinets and shelves with glass doors in the Dining area, add to the custom, finished style of the home (with plenty of storage). The Living Room area opens to the first 9 x 28 foot lanai through sliding glass doors that open completely from wall to wall and also opens to the second 20 x 28 foot Lanai which has a full outdoor kitchen with a newer oversized grill, and a 8 x 12 salt water, heated in ground Pool/Spa. The Pool's lights, filter and heater can be accessed by Wifi making it very easy to operate. The Primary Bedroom opens to the Lanai and has two walk-in closets leading to the En Suite Bathroom with a separate shower and toilet area for added privacy. Both guest bedrooms have high quality Murphy Beds, a King sized bed with built in closets in one bedroom and a Queen sized bed in the second bedroom with engineered hardwood floors in both rooms. The Guest Bath is spacious and has a tiled floor. You will notice many custom touches and finishes like the crown molding throughout the home and moldings surrounding the front door, giving the inside entrance to the home a custom look. Additional unique finishes throughout the home include hand made valances on many of the windows, sliding doors and in the guest bathroom, the added six foot pantry, and the convenient garbage drawer cabinet in the kitchen. The Roof is only three years old, and there is a brand new HVAC system with a ten year Warranty on parts/labor. There is a two car garage with a golf cart garage and a paver driveway. The home is on a nicely landscaped, very private, 1/4 acre, corner lot with room to expand if needed. It is also located in a very convenient area of The Villages, near shopping, entertainment, medical facilities and restaurants and is a quick drive or golf cart ride to the Town Squares where you can enjoy music and dancing almost any night of the year! This home and location truly gives you the best of what The Villages is all about! Come take a look as this home will not be on the market for long!

Land, Site, and Tax Information**Legal Desc:** LOT 121 THE VILLAGES OF SUMTER UNIT NO 99 PB 7 PG 14-14C**SE/TP/RG:** 34-18S-23E**Subdivision #:****Between US 1 & River:****Tax ID:** [D34C121](#)**Taxes:** \$3,305**Homestead:** Yes**CDD:** Yes**AG Exemption YN:****Alt Key/Folio #:** D34C121**Add Parcel:** No**# of Parcels:****Ownership:** Fee Simple**SW Subd Condo#:****Development:****Flood Zone:** x**Floors in Unit/Home:** One**Bldg Name/#:****Book/Page:** 7-14-14C**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:****No Drive Beach:****Zoning Comp:****Tax Year:** 2024**Annual CDD Fee:** 397**Block/Parcel:** D34C121**Front Exposure:** Northeast**Lot #:** 121**Other Exemptions:****Additional Tax IDs:****Complex/Comm Name:****SW Subd Name:****Flood Zone Date:****Floor #:****Total # of Floors:****Census Block:****MH Model:****Flood Zone Panel:****Census Tract:****MH Width:****Lot Size Acres:** 0.23**Monthly Rental Amount:****Month To Month Or Weekly Y/N:****Lot Size:** 10,152 SqFt / 943 SqM**End Date of Lease:****Waterfront Ft:** 0**Water Name:****Water Extras:** No**Interior Information****A/C:** Central Air**Flooring Covering:** Engineered Hardwood, Tile

Heat/Fuel: Central
Heated Area Source: Public Records
Laundry Features: Inside, Laundry Room
Fireplace: No
Accessibility Features:
Utilities: Electricity Connected
Water: None
of Wells:

Security Feat:
Total Area Source: Public Records
Window Features:
Furnishings:

Sewer: Public Sewer
of Septics:

Additional Rooms:

Interior Feat: Attic Fan, Built in Features, Ceiling Fans(s), Crown Molding, Eating Space In Kitchen, High Ceiling(s), Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Stone Counters, Walk-In Closet(s), Window Treatments

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

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Living Room	First	17.5x17	Engineered Hardwood		Ceiling Fan(s)
Dining Room	First	10.5x12	Engineered Hardwood		Built-In Shelving
Kitchen	First	13.75x10.5	Tile		Granite Counters
Primary Bedroom	First	18x13.6	Engineered Hardwood	Walk-in Closet	En Suite Bathroom
Bedroom 2	First	11x11	Engineered Hardwood	Built-in Closet	Ceiling Fan(s)
Bedroom 3	First	11x11	Engineered Hardwood	Built-in Closet	Ceiling Fan(s)
Balcony/Porch/Lanai	First	28x20	Concrete		
Balcony/Porch/Lanai	First	28.5x8.8	Concrete		

Exterior Information

Other Structures:

Ext Construction: Stucco

Roof: Shingle

Foundation: Block

Property Attached Y/N:
Garage Dim:

Property Description:

Architectural Style:

Ext Features: Irrigation System, Lighting, Outdoor Grill, Outdoor Kitchen, Sliding Doors

Other Equipment:

Patio And Porch Features:

Pool: None

Pool Dimensions:

Spa and Features: Yes-Heated, In Ground

Pool Features: Lighting

Vegetation:

View:

Farm Type:

Horse Amenities:

of Stalls:

Road Surface Type: Paved

Road Responsibility:

Barn Features:

Fencing:

Paddocks/Pastures:

Green Features

Community Information

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:	
Housing for Older Per: Yes	Affidavit:	Expire/Renewal Date:	FCHR 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 Villages Information			
Additional Lease Restrictions: See Lease Restrictions			

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