

**G5074276 2189 WESTCHESTER WAY, THE VILLAGES, FL 32162**

County: Sumter
Subdiv: VILLAGES/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 **Spcls:** 2
Garage/Parking Features:
Assigned Spcls:
New Construction: No
Property Condition:
LP/SqFt: \$247.73
Sold Date: 01/05/2024
Sold Price: \$396,000
SP/SqFt: \$233.63
Home Warranty Y/N:
Flood Zone Code:x
Total Annual Assoc Fees:2,268.00
Average Monthly Fees:189.00

Status: Sold
Backups Requested: No
List Price: \$419,900

Year Built: 2004
Special Sale: None
ADOM: 65
CDOM: 65

Pets:
Max Times per Yr:
Carport: No **Spcls:**
Permit Number:

Proj Comp Date:

Heated Area:1,695 SqFt / 157 SqM
Total Area: 1,695 SqFt / 157 SqM

Beautiful Three Bedroom, Two Bathroom, 1695 Square Foot Oleander Designer home in The Village of Poinciana, in The Villages, FL! This home has been very well maintained and includes a formal dining room, spacious bedrooms and a nicely landscaped yard with screened lanai. As you walk into the home, there is a very nice foyer area with a front closet for storage. The Master Bedroom is separate from the second and third bedrooms, towards the back of the home and has an en suite bathroom with walk-in closet. The roof is new (2023), and the home is being sold Turn Key. The home is centrally located in The Villages, near the Town Squares where you will find nightly entertainment, restaurants and shops. Also nearby are medical facilities, additional shopping, entertainment and restaurants! New Price Reduction!

Land, Site, and Tax Information

Legal Desc: LOT 37 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: [D34C037](#)
Taxes: \$4,226
Homestead: No
AG Exemption YN:
Add Parcel: No
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
Planned Unit Dev:
Lot Dimensions:
Existing Lease/Tenant: No
Days Notice To Tenant If Not Renewing:
Water Frontage:No

CDD: Yes
of Parcels:
Land Lease Fee:

Zoning: RES
Future Land Use:
No Drive Beach:
Zoning Comp:
Tax Year: 2022
Annual CDD Fee: 865

Block/Parcel: D34C037
Front Exposure: Southwest
Lot #: 37
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: 0.17
Monthly Rental Amount:
Month To Month Or Weekly Y/N:

Lot Size: 7,315 SqFt / 680 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:
Fireplace: No
Accessibility Features:
Utilities: Public
Water: Public
of Wells:
Additional Rooms:
Interior Feat: Ceiling Fans(s), Primary Bedroom Main Floor
Appliances Incl: Dishwasher, Disposal, Dryer, Indoor Grill, Microwave, Range, Refrigerator

Flooring Covering: Carpet, Tile
Security Feat:
Total Area Source: Public Records
Window Features:
Furnishings:

Sewer: Public Sewer
of Septics:

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Living Room	First	14.5x19.5	Carpet		Ceiling Fan(s)
Dining Room	First	10.75x10	Carpet		

Primary Bedroom	First	14x14	Carpet	Walk-in Closet	En Suite Bathroom
Bedroom 2	First	10.75x13	Carpet	Built-in Closet	Ceiling Fan(s)
Bedroom 3	First	10.5x11.75	Carpet	Built-in Closet	Ceiling Fan(s)
Kitchen	First	18.5x14.5	Tile		Kitchen Island

Exterior Information

Other Structures:

Ext Construction: Vinyl Siding, Wood Frame

Roof: Shingle

Foundation: Block, 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: Asphalt

Road Responsibility:

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: \$189.00 / 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

Lease Restrictions: No

Minimum Lease Period:No Minimum

Additional 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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