

**G5086454 1303 ZYDECO CT, THE VILLAGES, FL 32163****County:** Sumter**Subdiv:** VILLAGES/SUMTER WHITNEY VILLAS**Subdiv/Condo:****Beds:** 3**Baths:** 2/0**Pool:** Community**Property Style:** Single Family Residence**Lot Features:****Total Acreage:** 0 to less than 1/4**Minimum Lease Period:** No Minimum**Garage:** No **Attch:** Yes **Spcs:****Garage/Parking Features:****Assigned Spcs:****New Construction:** No**Property Condition:** Completed**LP/SqFt:** \$294.03**Sold Date:** 11/13/2024**Sold Price:** \$399,000**SP/SqFt:** \$294.03**Home Warranty Y/N:****Flood Zone Code:****Total Annual Assoc Fees:** 0.00**Average Monthly Fees:** 0.00**Status:** Sold**Backups Requested:** No**List Price:** \$399,000**Year Built:** 2014**Special Sale:** None**ADOM:** 32**CDOM:** 32**Pets:** Cats OK, Dogs OK, Number Limit**Max Times per Yr:****Carport:** No **Spcs:****Permit Number:****Proj Comp Date:****Heated Area:** 1,357 SqFt / 126 SqM**Total Area:** 1,876 SqFt / 174 SqM

PLEASE WATCH MY VIDEO OF THIS PROPERTY BY CLICKING THE "VIEW VIRTUAL TOUR " LINK LOCATED JUST ABOVEWelcome Home! This TURNKEY Villa defines LOCATION LOCATION LOCATION!!! Nestled in the very desirable Village of Dunedin, this HIGH-END, beautiful, inviting and meticulously maintained 3BR/2BA Courtyard Villa is completely updated and move-in ready. Almost everything is included. Just Move in! The home is situated on an oversized, very hard-to-find corner PRIVATE and COMPLETELY FENCED lot which is BIG ENOUGH FOR A POOL!! This home has everything you need to live the wonderful Villages lifestyle. Whether you are a snowbird looking for your first Villages home, or an investor who wants a property in the heart of Florida's Friendliest Hometown, this stunning villa offers it all. This super-clean villa is conveniently located between gorgeous Lake Sumter Landing and exciting Brownwood Town Square and both are just a short golf cart ride. It is also close to many golf courses, swimming pools, rec centers, and country clubs. The open floor plan, luxury vinyl plank flooring, ceramic tile and professional decorating throughout helps create the perfect Florida feel. The kitchen features plenty of beautiful cabinets for all your storage needs. There is a conveniently located and large storage/linen closet in the hallway and a spacious WALK-IN closet in the Master Bedroom suite. An inviting lanai with a custom oversized birdcage is the perfect place to enjoy morning coffee or entertain friends. Pride of ownership is apparent everywhere in this home! Whether you are looking for your personal residence, or an investment, put this beautiful villa on your "must see" list. Everything's done...all you need to do is enjoy!

Land, Site, and Tax Information**Legal Desc:** LOT 58 THE VILLAGES OF SUMTER WHITNEY VILLAS PB 15 PGS 14-14A**SE/TP/RG:** 11-19S-23E**Subdivision #:****Between US 1 & River:****Tax ID:** [G11Q058](#)**Taxes:** \$2,955**Homestead:** No**CDD:** Yes**AG Exemption YN:****Alt Key/Folio #:** G11Q058**Add Parcel:** No**# of Parcels:****Ownership:** Fee Simple**SW Subd Condo#:****Development:****Flood Zone:** .**Floors in Unit/Home:** One**Bldg Name/#:****Book/Page:** 15-14-14A**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:** RESI**Future Land Use:****No Drive Beach:****Zoning Comp:****Tax Year:** 2023**Annual CDD Fee:** 1,311**Block/Parcel:** .**Front Exposure:** Northeast**Lot #:** 58**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:** 0.12**Monthly Rental Amount:****Month To Month Or Weekly Y/N:****Lot Size:** 5,321 SqFt / 494 SqM**End Date of Lease:****Waterfront Ft:** 0**Water Name:****Water Extras:** No**Interior Information****A/C:** Central Air**Heat/Fuel:** Heat Pump**Heated Area Source:** Public Records**Laundry Features:** Gas Dryer Hookup, Washer Hookup**Fireplace:** No**Accessibility Features:****Flooring Covering:** Luxury Vinyl**Security Feat:** Smoke Detector(s)**Total Area Source:** Public Records**Window Features:** Storm Window(s)**Furnishings:** Turnkey

Utilities: Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Sprinkler Meter, Sprinkler Recycled, Street Lights, Underground Utilities, Water Connected

Water: Public

Sewer: Public Sewer

of Wells:

of Septics:

Additional Rooms:

Interior Feat: Ceiling Fans(s), Open Floorplan, Primary Bedroom Main Floor, Smart Home, Thermostat, Tray Ceiling(s)

Appliances Incl: Dishwasher, Disposal, Dryer, Gas Water Heater, Ice Maker, Microwave, Range, Refrigerator, Washer

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Kitchen	First	10x10	Luxury Vinyl	Walk-in Closet	Pantry
Dining Room	First	14x10	Luxury Vinyl	No Closet	
Living Room	First	14x14	Luxury Vinyl	No Closet	
Primary Bedroom	First	13x13	Luxury Vinyl	Walk-in Closet	Built-In Shelving, Ceiling Fan(s), Exhaust Fan
Bedroom 2	First	10x10	Luxury Vinyl	Walk-in Closet	
Bedroom 3	First	12x10	Luxury Vinyl	Walk-in Closet	
Balcony/Porch/Lanai	First	15x6	Concrete	No Closet	

Exterior Information

Other Structures:

Ext Construction: Vinyl Siding, Wood Frame

Roof: Shingle

Foundation: Slab

Property Attached Y/N:

Garage Dim:

Property Description: Corner Unit

Architectural Style:Courtyard

Ext Features: Irrigation System, Sliding Doors, Sprinkler Metered

Other Equipment:

Patio And Porch Features: Rear Porch

Pool: Community

Pool Dimensions:

Spa and Features:

Pool Features:

Vegetation:

View:

Farm Type:

Barn Features:

Horse Amenities:

Fencing: Masonry/Brick, Vinyl

of Stalls:

Paddocks/Pastures:

Road Surface Type: Asphalt, Paved

Road Responsibility:

Green Features

Community Information

Community Features: Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Golf Carts OK, Golf Community, Irrigation-Reclaimed Water, Pool, Restaurant, Sidewalk, Tennis Court(s), Wheelchair Access

Association Amenities: Pickleball Court(s), Pool

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:

of Pets: 2

Pet Size:

Can Property be Leased: Yes

Building Elevator Y/N:

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.

All content displayed within this website is deemed reliable, but not guaranteed. Website users are advised to verify all information with their real estate representative. Copyright© My Florida Regional MLS DBA Stellar MLS. [Digital Millenium Copyright Act Take Down Notice](#)

Accessibility Issues?

We want this website to be accessible to everyone. If you experience any accessibility problems using the website, please contact our ADA support hotline at **844-209-0134** to report the issue and for assistance getting the information you need.