

**G5078430 2347 CLEARWATER RUN, THE VILLAGES, FL 32162****County:** Sumter**Status:** Sold**Backups Requested:** No**List Price:** \$1,149,000**Subdiv:** VILLAGES OF SUMTER**Subdiv/Condo:****Beds:** 3**Baths:** 2/1**Pool:** None**Property Style:** Single Family Residence**Lot Features:****Total Acreage:** 1/4 to less than 1/2**Minimum Lease Period:** No Minimum**Garage:** Yes **Attch:** Yes **Spcls:** 2**Garage/Parking Features:****Assigned Spcls:****New Construction:** No**Property Condition:****LP/SqFt:** \$279.63**Sold Date:** 09/12/2024**Sold Price:** \$1,095,000**SP/SqFt:** \$266.49**Home Warranty Y/N:****Flood Zone Code:**x**Total Annual Assoc Fees:**2,268.00**Average Monthly Fees:**189.00**Year Built:** 2007**Special Sale:** None**ADOM:** 177**CDOM:** 177**Pets:****Max Times per Yr:****Carport:** No **Spcls:****Permit Number:****Proj Comp Date:****Heated Area:**4,109 SqFt / 382 SqM**Total Area:** 4,109 SqFt / 382 SqM

Major price improvement with motivated seller and a NEW ROOF coming soon. Welcome to this absolutely gorgeous, elegant St. James style Premier Home with three Bedrooms, two and one half baths (With additional, den/office), a new "Chef's" Kitchen, and over four thousand square feet of living space, that has been beautifully updated with the highest quality materials for a truly unique, custom styled, exquisite home in the upscale, neighborhood of Bridgeport at Miona Shores, located in The Villages, Florida! Only on rare occasions will you come across a home like this which features new luxury vinyl flooring throughout the home, a new "to die for" Kraft Maid Kitchen with a new Cafe French Oven, Cafe Microwave, Cafe Dishwasher (never used), and new Samsung Flexible Double Wide Refrigerator, new wall to wall built in cabinets in the family room and office/den, new high end chandeliers from Horchow's, new lighting throughout the home, and new ceiling fans. There are new Quartz countertops in the family room, kitchen and bathrooms, new luxury decorator wall paper, a new custom Mural in the Florida Room, new extended crown molding throughout the home, new extended baseboards throughout the home, and a newly landscaped front yard. Other features include plantation shutters, a relaxing soaking tub in the primary bathroom, custom walk in closets, pull out shelving in lower cabinets, newly leveled floors in the Florida room, new molding around door entrances, front loading washer and dryer, and a beautiful new electric fireplace in the living room, along with many other designer finishes and tons of storage! The exterior of the home features shutters, shadow stonework, mature plants, new sprinklers added in 2023, a new covered screened lanai, a sink in the garage, new downspouts, and newly trimmed and cleaned palms. The NEW ROOF will be installed before closing! This property is located in a very friendly community, with wide streets, community activities and parties, a neighborhood pool, and is conveniently located near shopping, medical facilities and entertainment. Lake Sumter Landing and Spanish Springs Town Squares are just minutes away! Come take a look at this beautiful property and see exactly what The Villages Lifestyle is all about!!

Land, Site, and Tax Information**Legal Desc:** LOT 125 THE VILLAGES OF SUMTER UNIT NO 171 PB 8 PGS 40-40C**SE/TP/RG:** 21-18S-23E**Subdivision #:****Between US 1 & River:****Tax ID:** [D21X125](#)**Taxes:** \$8,636**Homestead:** No**CDD:** Yes**AG Exemption Y/N:****Add Parcel:** No**# of Parcels:****Ownership:** Fee Simple**SW Subd Condo#:****Development:****Flood Zone:** x**Floors in Unit/Home:** One**Bldg Name/#:****Book/Page:** 8-40-40C**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:** 2023**Annual CDD Fee:** 4,254**Additional Tax IDs:****Complex/Comm Name:****SW Subd Name:****Flood Zone Date:****Floor #:****Total # of Floors:****Census Block:****MH Model:****Lot Size Acres:** 0.35**Monthly Rental Amount:****Month To Month Or Weekly Y/N:****Waterfront Ft:** 0**Water Name:****Water Extras:** No**Block/Parcel:** 171**Front Exposure:** Southwest**Lot #:** 125**Other Exemptions:****Flood Zone Panel:****Census Tract:****MH Width:****Lot Size:** 15,287 SqFt / 1,420 SqM**End Date of Lease:****Interior Information****A/C:** Central Air**Heat/Fuel:** Central**Heated Area Source:** Owner Provided**Laundry Features:** Inside, Laundry Room**Flooring Covering:** Luxury Vinyl, Tile**Security Feat:****Total Area Source:** Owner Provided**Window Features:**

Fireplace: Yes

Accessibility Features:

Utilities: Cable Available, Electricity Connected, Sewer Connected, Water Connected

Water: Public

of Wells:

Additional Rooms:

Interior Feat: Cathedral Ceiling(s), Ceiling Fans(s), Crown Molding, Eating Space In Kitchen, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Walk-In Closet(s), Window Treatments

Appliances Incl: Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Microwave, Range, Range Hood, Refrigerator, Washer

Furnishings:Unfurnished

Sewer: Public Sewer

of Septics:

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Living Room	First	19x19	Luxury Vinyl		Ceiling Fan(s)
Dining Room	First	11x14	Luxury Vinyl		
Family Room	First	19x19	Luxury Vinyl		Ceiling Fan(s)
Kitchen	First	14x19	Luxury Vinyl		Pantry
Florida Room	First	19x17	Luxury Vinyl		
Primary Bedroom	First	19x24	Luxury Vinyl	Walk-in Closet	
Bedroom 2	First	14x12	Luxury Vinyl	Walk-in Closet	Jack & Jill Bathroom
Bedroom 3	First	14x12	Luxury Vinyl	Walk-in Closet	Jack & Jill Bathroom
Office	First	11x13	Luxury Vinyl		Built-In Shelving

Exterior Information

Other Structures:

Ext Construction: Block, Stucco

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: Paved

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:	FCHR Website Y/N:
Can Property be Leased: Yes		Building Elevator Y/N:	
Lease Restrictions: Yes			
Minimum Lease Period: No Minimum			
Additional Lease Restrictions: see lease restrictions			

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