



G5034587 5746 SWEET BAY TRL, THE VILLAGES, FL 32163



County: Sumter

Subdiv: THE VILLAGES

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: Yes **Attch:** Yes **SpCs:** 2

Garage/Parking Features: Golf Cart Garage, Golf Cart Parking

Assigned SpCs:

New Construction: No

Property Condition:

LP/SqFt: \$302.58

Sold Date: 11/16/2020

Sold Price: \$587,000

SP/SqFt: \$302.58

Home Warranty Y/N:

Flood Zone Code:x

Total Annual Assoc Fees:1,944.00

Average Monthly Fees:162.00

Status: Sold

Backups Requested: No

List Price: \$587,000

Year Built: 2018

Special Sale: None

ADOM: 2

CDOM: 2

Pets: Yes

Max Times per Yr:

Carport: No **SpCs:**

Permit Number:

Proj Comp Date:

Heated Area:1,940 SqFt / 180 SqM

Total Area: 2,943 SqFt / 273 SqM

This is truly one of the most lovely Waterfront Homes in The Villages, comprising 3 bedrooms, 2 baths, 1,940 square feet of amazing living space and 2,943 total square footage. As soon as you walk into this Begonia Designer Home, you will notice that it was built especially for the spectacular water views that can be enjoyed from the entire open floor plan, directly through the telescopic sliding doors leading to the extended lanai or from the custom triple windows in the Master Bedroom which look out past the majestic Oak Trees with cascading Spanish Moss and out to the serene water view, which is on a Nature Preserve. In addition, there is a patio next to the lanai, a great place to grill your favorite meal or to enjoy the gorgeous sunsets from your own backyard. Upgrades to this home include crown molding, plantation shutters, and custom stacked kitchen cabinets with under- cabinet lighting. The dining room has been upgraded to include elegant architectural columns, custom paint color and soft, rounded wall corners. There is also an upgraded air conditioning system with a 16 SEER rating to keep the home cool during the hot Florida summers. Additional upgrades include, bay style windows with witch's hat architectural roof feature in the front guest bedroom, along with tray ceilings and custom closets in the guest bedroom and second bedroom. Other features include vinyl plank floors, tiled master bathroom floor, custom deep soaking tub in the guest bathroom, custom painted driveway, walkway and covered porch, beautiful landscaping with raised stone enclosure, and an extended garage with golf cart garage and epoxy painted garage floor. Located in the Village of Fenney and near the Fenney Recreational Center, activities include, exploring the wildlife along the Fenney Nature Trail and Boardwalk, swimming in the resort-style pool, or just relaxing by the outdoor fire pit. In addition to dining at the Fenney Grill, there is live music in the evenings for listening and dancing to and there is the Orange Blossom Cafe where you will find specialty coffees and deserts.

Land, Site, and Tax Information

Legal Desc: LOT 7 VILLAGE OF FENNEY UNIT NO 12 PB 16 PGS 26-26F

SE/TP/RG: 32-19S-23E

Subdivision #:

Between US 1 & River:

Tax ID: [G32N007](#)

Taxes: \$6,856

Homestead: Yes

CDD: Yes

AG Exemption YN:

Add Parcel: No

of Parcels:

Ownership: Fee Simple

SW Subd Condo#:

Development:

Flood Zone: x

Floors in Unit/Home: One

Bldg Name/#:

Book/Page: 16-26-26F

MH Make:

Land Lease Y/N:

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: R

Future Land Use:

No Drive Beach:

Zoning Comp:

Tax Year: 2019

Annual CDD Fee: 673

Block/Parcel: G32N007

Front Exposure: East

Lot #: 7

Other Exemptions:

Additional Tax IDs:

Complex/Comm Name: VILLAGE OF FENNEY

SW Subd Name:

Flood Zone Date:

Floor #:

Total # of Floors:

Census Block:

MH Model:

Flood Zone Panel:

Census Tract:

MH Width:

Lot Size Acres: 0.20

Monthly Rental Amount:

Month To Month Or Weekly Y/N:

Lot Size: 8,850 SqFt / 822 SqM

End Date of Lease:

Waterfront Ft: 0

Water Name:

Water Extras: No

Interior Information

A/C: Central Air

Heat/Fuel: Natural Gas

Heated Area Source:Public Records

Laundry Features: Laundry Room

Fireplace: Yes-Electric, Living Room

Flooring Covering: Carpet, Ceramic Tile, Laminate

Security Feat: Gated Community

Total Area Source: Public Records

Window Features:

Furnishings:

Accessibility Features:**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Phone Available**Water:** Public**Sewer:** Public Sewer**# of Wells:****# of Septics:****Additional Rooms:****Interior Feat:** Crown Molding, Eating Space In Kitchen**Appliances Incl:** Built-In Oven, Cooktop, Dishwasher, Disposal

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Primary Bedroom	First	18x13.5	Carpet		
Bedroom 1	First	11x11	Carpet		
Bedroom 2	First	11x10.92	Carpet		
Living Room	First	17.42x16.92	Vinyl		
Dining Room	First	10.5x12	Vinyl		
Kitchen	First	13.67x10.33	Vinyl		

Exterior Information**Other Structures:****Ext Construction:** Block**Roof:** Shingle**Foundation:** Slab**Property Attached Y/N:****Garage Dim:****Property Description:****Architectural Style:****Ext Features:** Irrigation System**Other Equipment:****Patio And Porch Features:****Pool:** Community**Pool Dimensions:****Spa and Features:****Pool Features:****Vegetation:****View:****Farm Type:****Horse Amenities:****# of Stalls:****Road Surface Type:****Road Responsibility:****Barn Features:****Fencing:****# Paddocks/Pastures:****Green Features****Community Information****Community Features:** Deed Restrictions, Fitness Center, Gated Community, Golf Carts OK, Golf Community, Pool**Comm/Assoc Water Feat:**Waterfront**Fee Includes:** Community Pool, Pool Maintenance, Recreational Facilities, Sewer**Association Amenities:** Pickleball Court(s), Recreation Facilities, Shuffleboard Court, Trails**HOA / Comm Assn:** No**HOA Fee:****HOA Pmt Sched:****Mo Maint\$(add HOA):****Master Assn/Name:****Master Assn Fee:****Master Assn Ph:****Monthly HOA Amount:****Other Fee:** \$162.00 / Monthly**Condo Fee:****Monthly Condo Fee:****Housing for Older Per:** Yes**Affidavit:****Expire/Renewal Date:****FCHR Website Y/N:****Can Property be Leased:** Yes**Association Approval Required:** No**Building Elevator Y/N:****Years of Ownership Prior to Leasing Required:** No**Lease Restrictions:** Yes**Minimum Lease Period:**No Minimum**Additional Lease Restrictions:** See Deed Restrictions

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