

**G5084760 1472 HONEA PATH, THE VILLAGES, FL 32162****County:** Sumter**Subdiv:** THE VILLAGES**Subdiv/Condo:****Beds:** 3**Baths:** 2/0**Pool:** Community**Property Style:** Single Family Residence**Lot Features:** Landscaped, On Golf Course, Oversized Lot, Street Paved**Total Acreage:** 0 to less than 1/4**Minimum Lease Period:** 1-7 Days**Garage:** Yes **Attch:** Yes **Spes:** 2**Garage/Parking Features:** Garage Door Opener, Golf Cart Garage, Golf Cart Parking**Assigned Spcs:****New Construction:** No**Property Condition:****Builder Model:** Lantana**LP/SqFt:** \$371.10**Sold Date:** 08/23/2024**Sold Price:** \$714,000**SP/SqFt:** \$353.29**Home Warranty Y/N:**No**Flood Zone Code:**X**Total Annual Assoc Fees:**2,340.00**Average Monthly Fees:**195.00**Status:** Sold**Backups Requested:** Yes**List Price:** \$750,000**Year Built:** 2005**Special Sale:** None**ADOM:** 13**CDOM:** 13**Pets:****Max Times per Yr:****Carport:** No **Spes:****Permit Number:****Proj Comp Date:****Heated Area:**2,021 SqFt / 188 SqM**Total Area:** 2,964 SqFt / 275 SqM

Welcome to Your Dream Home in The Village of Virginia Trace! Nestled just below Lake Sumter Landing, this stunning Golf Front 3 bedroom, 2 bath designer home offers the epitome of luxury and modern convenience. Thoughtfully updated, this residence radiates elegance and functionality. Starting with an oversized homesite with exterior rock beds, fabulous palm trees, and a tranquil pond with a fountain creates a serene and picturesque exterior setting. The extended driveway leads into the two car and golf cart garage that is equipped with a solar tube, storage options, two fans and a painted flooring finish. A feeling of contemporary comfort can be felt upon entering with gorgeous hardwood flooring, plantation shutters, crown molding, 5.25-inch baseboards, all new interior paint, built-in gas fireplace with showcase cabinets/built-ins, in-ceiling speakers with a transmitter, and custom fans/fixtures to enhance the ambiance throughout the home. The gourmet kitchen features granite countertops, a large island with seating, glass showcase cabinets, a charming window seat, built-in oven and microwave, gas cooktop, trash compactor, oversized double compartment sink, Tiffany-style glass pendant lights, custom cabinets/drawers galore and stainless steel appliances, this is quite the centerpiece. Enjoy the convenience of an inside laundry room equipped with a cabinet enclosed mop sink, wine refrigerator, cabinets, and counter space. Both bathrooms offer granite counters and vessel sinks and the primary shower is a Roman style featuring a spa-like water system. An expansive outdoor living area provides a rear screen covered lanai with twin bird cages on each side w/ Florida glass tops, designer tile, a hot tub, planter bed, and a summer kitchen...all perfect for outdoor entertaining. Permitted Updates:- Solar Tubes (2011 & 2014), Birdcages (2013), HVAC (2016), Roof (2022) Low Bond Balance of - \$7,971 From the lead glass front door w/ double sidelights to the trimmed and valance slider, every detail of this home has been carefully curated for style and comfort. Experience all the wonderful amenities and vibrant community life that The Villages offers. Ready to make this extraordinary home yours? Reach out today for a private showing!

Land, Site, and Tax Information**Legal Desc:** LOT 22 THE VILLAGES OF SUMTER UNIT NO 107 PB 7 PGS 22-22D**SE/TP/RG:** 25-18S-23E**Subdivision #:****Between US 1 & River:****Tax ID:** [D26B022](#)**Taxes:** \$1,546**Homestead:** Yes**CDD:** Yes**AG Exemption YN:****Alt Key/Folio #:** D26B022**Add Parcel:** No**# of Parcels:****Ownership:** Fee Simple**SW Subd Condo#:****Development:****Flood Zone:** X**Floors in Unit/Home:** One**Bldg Name/#:****Book/Page:** 7-22-22D**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:** R**Future Land Use:****No Drive Beach:****Zoning Comp:****Tax Year:** 2023**Annual CDD Fee:** 1,546**Block/Parcel:** 18/23**Front Exposure:** Northeast**Lot #:** 22**Other Exemptions:** Yes**Additional Tax IDs:****Complex/Comm Name:** VIRGINIA TRACE**SW Subd Name:****Flood Zone Date:****Flood Zone Panel:****Floor #:****Total # of Floors:****Census Block:****Census Tract:****MH Model:****MH Width:****Lot Size Acres:** 0.20**Lot Size:** 8,709 SqFt / 809 SqM**Monthly Rental Amount:****End Date of Lease:****Month To Month Or Weekly Y/N:****Waterfront Ft:** 0**Water Name:****Water Extras:** No**Interior Information****A/C:** Central Air**Flooring Covering:** Tile, Wood

Heat/Fuel: Central, Natural Gas
Heated Area Source: Public Records
Laundry Features: Gas Dryer Hookup, Inside, Laundry Room
Fireplace: Yes-Gas

Accessibility Features:

Utilities: Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Underground Utilities, Water Connected

Water: Public

of Wells:

Additional Rooms: Formal Dining Room Separate, Inside Utility

Interior Feat: Built in Features, Ceiling Fans(s), Crown Molding, Eating Space In Kitchen, Living Room/Dining Room Combo, Open Floorplan, Solid Wood Cabinets, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

Appliances Incl: Built-In Oven, Dishwasher, Microwave, Range, Range Hood, Refrigerator, Trash Compactor, Wine Refrigerator

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Living Room	First	16x18	Wood		
Dining Room	First	9x8			
Dinette	First		Wood		
Kitchen	First	12x13	Wood		
Primary Bedroom	First	18x13	Wood	Walk-in Closet	
Bedroom 2	First	16x12	Wood	Built-in Closet	
Bedroom 3	First	12x12	Wood	Built-in Closet	

Exterior Information

Other Structures:

Ext Construction: Block, Stucco

Roof: Shingle

Foundation: Slab

Property Attached Y/N:

Garage Dim: 22x19

Property Description:

Architectural Style:

Ext Features: Irrigation System, Outdoor Grill, Outdoor Kitchen, Rain Gutters

Other Equipment:

Patio And Porch Features: Covered, Screened

Pool: Community

Pool Dimensions:

Pool Features:

Vegetation: Mature Landscaping, Trees/Landscaped

View: Golf Course

Farm Type:

Horse Amenities:

of Stalls:

Road Surface Type: Paved

Road Responsibility:

Spa and Features:

Barn Features:

Fencing:

Paddocks/Pastures:

Green Features

Community Information

Community Features: Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Golf Carts OK, Golf Community, Park, Playground, Pool, Restaurant, Special Community Restrictions, Tennis Court(s)

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: \$195.00 / Monthly

Condo Fee:

Monthly Condo Fee:

Housing for Older Per: Yes

Affidavit:

Expire/Renewal Date:

FCHR Website Y/N:

Max Pet Wt:

Pet Restrictions: See Community Guidelines

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:1-7 Days

Additional Lease Restrictions: See Community Guidelines

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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