



Cross Property 360 Property View

4156 NADIRA COURT, THE VILLAGES, Florida 32163

Listing

G5103092

4156 NADIRA CT, 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: Near Golf Course, Street Dead-End

Total Acreage: 0 to less than 1/4

Minimum Lease Period: No Minimum

Garage: Yes **Attch:** Yes **Spcls:** 2

Garage/Parking Features: Driveway, Garage Door Opener, Golf Cart Parking, Split Garage

Assigned Spcls:

LP/SqFt: \$250.28

New Construction: No

Total Annual Assoc Fees: \$0.00

Average Monthly Fees: \$0.00

Flood Zone Code: X

Builder Model: WINSLOW

Status: Sold

Backups Requested: No

On Market Date: 10/13/2025

List Price: \$449,000

Year Built: 2022

Special Sale: None

ADOM: 77

CDOM: 77

Pets: Yes

Max Times per Yr:

Carport: No **Spcls:**

Heated Area: 1,794 SqFt / 167 SqM

Total Area: 2,677 SqFt / 249 SqM

Sold Date: 01/13/2026

Sold Price: \$435,000

SP / SqFt: \$242.47

BARELY LIVED IN with a TURNKEY OPTION (BABETTE'S FURNITURE/DECOR/DISHES/FLATWARE/COOKWARE/LINENS/TV'S/LANAI FURNITURE and 2 GOLF CARTS AVAILABLE SEPARATELY! This 3 bedroom 2 bath WINSLOW BUNGALOW COURTYARD VILLA was built in 2023, has 1794 sq ft of living space and an additional 220 sq ft screened lanai. Village of DeLuna, in MILA VILLAS, where walking trails, pools, archery range, golf and a dog park are just a short distance away. Situated on an end of street private homesite, there's no busy traffic here. You are greeted with flowering plants and an inviting front porch + 6 inch guttering adorns the whole house. Enter this lovely Villa, and immediately fall in love with the FOYER CLOSET, large open concept floor plan and kitchen island. Plentiful cabinets with pull-outs, high definition countertops, and WALK-IN PANTRY will make your cooking and entertaining so easy. The laundry room has a set tub and a new WASHER/DRYER with the TAGS STILL ON THEM. Carpet in the 3 bedrooms and TILE flooring can be found throughout the rest of the home. Your primary suite features a TRAY CEILING, walk-in closet, DUAL SINKS, ROMAN SHOWER, private toilet area + BB2000 BIDET. The guest bathroom also has a BB2000 BIDET. All rooms have ceiling fans and blinds. The screened lanai measures 22x10 and opens to the FENCED private courtyard and patio area, perfect for your 4 legged friends. The 2 car garage has a PAINTED FLOOR and measures 24x22 so there is plenty of room for car & golf cart and so much more. Home also features a whole house NOVA WATER filtration system. You are just a golf cart ride away from the BROWNWOOD Paddock Square, the new EASTPORT, Ednas on the Green and the Magnolia Shopping Plaza. Don't forget to watch the video and come see this amazing villa TODAY!

Land, Site, and Tax Information

Legal Desc: LOT 16 VILLAGES OF SOUTHERN OAKS UNIT 134 PB 20 PGS 15-15A

SE/TP/RG: 18-19S-23E

Subdivision #:

Between US 1 & River:

Tax ID: G18C016

Taxes: \$3,225

Homestead: Yes

Alt Key/Folio #: G18C016

Zoning: RESI

Future Land Use:

No Drive Beach:

Zoning Comp:

Tax Year: 2024

AG Exemption YN:

Block/Parcel: 16

Front Exposure: Northeast

Lot #: 16

Other Exemptions:

CDD: Yes **Annual CDD Fee:** 1,470

Complex/Comm Name: MILA VILLAS

Flood Zone Date: 09/27/2013

Floor #:

Census Block: 1

Bldg Name/#:

Flood Zone Panel: 12119C0133D

Planned Unit Dev:

Census Tract: 910300

Ownership: Fee Simple

Flood Zone: X

Floors in Unit/Home: One

Book/Page: 20-15-15A

Total # of Floors:

Land Lease Y/N: No

Land Lease Fee:

Lot Dimensions:

Lot Size Acres: 0.14

Lot Size: 5,879 SqFt / 546 SqM

Interior Information

A/C: Central Air

Heat/Fuel: Central

Utilities: Electricity Connected, Sewer Connected, Sprinkler Recycled, Water Connected

Sewer: Public Sewer

Water: Public

Furnishings: Negotiable

Fireplace: No

Heated Area Source: Public Records

Appliances Incl: Dishwasher, Disposal, Dryer, Exhaust Fan, Microwave, Range, Refrigerator, Tankless Water Heater, Washer, Water Filtration System

Flooring Covering: Carpet, Ceramic Tile

Interior Feat: Ceiling Fans(s), High Ceiling(s), Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s)

Room Type

Level

Approx Dim

Flooring

Closet Type

Features

Living Room

First

22x12

Ceramic Tile

Ceiling Fan(s)

Dining Room

First

12x9

Ceramic Tile

Breakfast Bar, Walk-In Pantry

Kitchen

First

12x9

Ceramic Tile

Bidet, Ceiling Fan(s), Dual Sinks, En

Primary Bedroom

First

15x14

Carpet

Walk-in Closet

Suite Bathroom, Exhaust Fan,

Bedroom 2	First	15x10	Carpet	Built-in Closet	Shower - No Tub, Water Closet/Priv Toilet
Bedroom 3	First	12x11	Carpet	Built-in Closet	Ceiling Fan(s)
Balcony/Porch/Lanai	First	22x10	Concrete		Ceiling Fan(s)

Exterior Information

Ext Construction: Block, Stucco

Roof: Shingle

Property Description: End Unit

Ext Features: Irrigation System, Rain Gutters, Sliding Doors, Sprinkler Metered

Pool: Community

Pool Dimensions:

Spa:

Pool Features:

Patio And Porch Features: Covered, Screened

Foundation: Slab

Garage/Parking Features: Driveway, Garage Door Opener, Golf Cart Parking, Split Garage

Road Surface Type: Paved

Horse Amenities:

Fencing: Other, Vinyl

Green Features

Green Energy Generation:

Green Energy Generation Y/N: No

Community Information

Community Features: Community Mailbox, Deed Restrictions, Dog Park, Gated Community - No Guard, Golf Carts OK, Golf Community, Irrigation-Reclaimed Water, Playground, Pool, Restaurant, Sidewalk, Tennis Court(s)

Comm/Assoc Water Feat: Fishing

Fee Includes: Community Pool, Pool Maintenance

HOA Pmt Sched:

Master Assn/Name: No

Condo Fee:

Max Pet Wt:

Association Approval Required: No

Lease Restrictions: No

Approval Process: SEE DEED RESTRICTIONS

Additional Lease Restrictions: SEE DEED RESTRICTIONS

Mo Maint\$(add HOA):

Master Assn Fee:

Other Fee:

Pet Restrictions: SEE DEED RESTRICTIONS

Years of Ownership Prior to Leasing Required: No

Master Assn Ph:

Housing for Older Per: Yes

Realtor Information

List Agent: [Kerry Hanson](#)

List Agent E-mail: kerrysellsthevillages@gmail.com

List Agent ID: 260505577

List Agent Fax: 877-268-2889

List Agent Direct: 352-399-1412

List Agent Cell: 352-399-1412

Call Center #:

List Office ID: 261016803

List Office Phone: 877-366-2213

LP/SqFt: \$250.28

Expiration Date:

Delayed Distribution YN: No

Delayed Dist. Date:

On Market Date: 10/13/2025

Seller Representation: Transaction Broker

Occupant Type: Owner

Owner: ON FILE

Financing Avail: Cash, Conventional, VA Loan

Listing Service Type: Full Service

Owner Phone:

Listing Type: Exclusive Right To Sell

Days to Cont: 77

Exp Clsg Date: 01/16/2026

Contract: 12/29/2025

Selling Agent: [Kimberly Volean](#)

Sold Date: 01/13/2026

SP/SqFt: \$242

Terms: Cash

Sell Office: [RE/MAX SELECT PARTNERS](#)

Sold Price: \$435,000

Days to Closed: 92

Seller Credit: \$0

SP/LP Ratio: 97

Sold Remarks:

Confidential Info:

Showing Instructions: Combination Lockbox

Showing Considerations:

Driving Directions: Marsh Bend Trail to Warm Springs, L on Warm Springs, R on Esbenshade Way, R on Mila Loop, R on Nadira, last house on the R.

Realtor Remarks: Property is under video/audio monitoring. PLEASE USE SHOWINGTIME TO SCHEDULE APPT. Tax line reflects property taxes only. CDD is Annual Maintenance Assessment of \$485.71 Annual Bond payment of \$1,471.66, Fire is \$320.71 a year and BOND balance is \$24,386.12. Please use newest FAR/BAR contract, disclosures are in the MLS paperclip, provide pre-approval letter & if cash-Proof Of Funds. Information is deemed reliable but to be verified by buyer(s) and their agent(s). Please leave feedback for seller(s). Christmas Tree (in the garage) and Blue Keurig in the kitchen do NOT convey. Golf carts run but they convey in AS-IS condition.

Seller's Preferred Closing Agent

Closing Agent Name: Kimber Merriam

Email: kimber@theclosingtablefl.com

Address: 603 Cleveland Ave Wildwood, Florida 34785

Closing Company Name: The Closing Table

Phone: 352-509-5112

Fax:

Photos



4156 NADIRA CT*WINSLOW
COURTYARD BUNGALOW VILLA**



WINSLOW 3 BEDROOM 2 BATH



**FENCED AND ON A DEAD END
STREET**



INVITING FRONT PORCH



FOYER CLOSET



OPEN FLOORPLAN



VAULTED CEILINGDOOR TO
THE RIGHT IS THE WALK-IN
PANTRY**



**DOOR LEADS TO THE
GARAGE*FRONT BEDROOM TO
THE RIGHT OF THE GARAGE**



**BLUE & WHITE KEURIG DOES
NOT CONVEY**



WALK-IN PANTRY



**BABETTE'S FURNITURE
THROUGHOUT THE HOME
AVAILABLE SEPARATELY!**



BEAUTIFUL TILE FLOORS!



HOME WAS BARELY LIVED IN!



**EVERYTHING YOU
SEE...TURNKEY PACKAGE
AVAILABLE SEPARATELY!!!**



PRIMARY BEDROOM W/EN-SUITE BATHROOM



TRAY CEILING!



DUAL SINKS & ROMAN SHOWER



TILED ROMAN SHOWER W/BENCH



BEDROOM #2



CLOSET & CEILING FAN



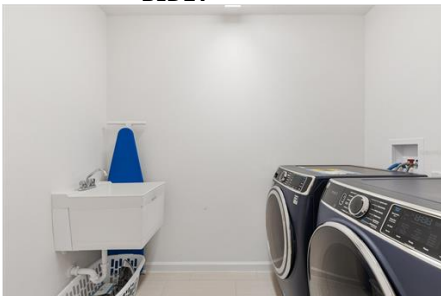
GUEST BATHROOM BB2000 BIDET



BEDROOM #3



CEILING FAN & CLOSET



INDOOR SET TUB*WASHER/DRYER STILL HAS THE TAGS ON THEM!**



NOVA WHOLE HOUSE WATER FILTRATION SYSTEMPAINTED GARAGE FLOOR. (CHRISTMAS TREE DOESN'T CONVEY)**



STACK BACK SLIDERS TO THE LANAI



22X12 LANAI



FROM THE BACKYARD



SIDE OF THE HOUSE



AERIAL VIEW



WINSLOW FLOORPLAN



WELCOME HOME!

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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