

**G5100579 729 BOLIVAR ST, THE VILLAGES, FL 32159****County:** Lake**Status:** Sold**Subdiv:** LADY LAKE ORANGE BLOSSOM GARDENS UNIT 15**Backups Requested:** No
List Price: \$239,000**Subdiv/Condo:****Beds:** 2**Year Built:** 1992**Baths:** 2/0**Special Sale:** None**Pool:** Community**ADOM:** 9**Property Style:** Single Family Residence**CDOM:** 9**Lot Features:****Total Acreage:** 0 to less than 1/4**Minimum Lease Period:** 1-7 Days**Garage:** Yes **Attch:** Yes **Spcs:** 2**Garage/Parking Features:****Assigned Spcs:****New Construction:** No**Property Condition:****Builder Model:** Corpus Christi**LP/SqFt:** \$191.51**Heated Area:** 1,248 SqFt / 116 SqM**Sold Date:** 09/09/2025**Total Area:** 1,919 SqFt / 178 SqM**Sold Price:** \$240,000**SP/SqFt:** \$192.31**Home Warranty Y/N:****Flood Zone Code:** X**Total Annual Assoc Fees:** 2,388.00**Average Monthly Fees:** 199.00

Welcome to this beautiful Designer home model located at 729 Bolivar Street in the heart of The Villages! This 2 bedroom, 2 bath home with a 2-car garage offers the perfect blend of comfort, style, and worry-free living. You'll enjoy peace of mind with a NEW ROOF (2023) and NEW A/C system (2024) already in place. Step inside to find a bright and open floor plan enhanced by elegant crown molding in the main living areas. The spacious living and dining spaces flow seamlessly, making it easy to entertain family and friends. The enclosed lanai, complete with heat and air, provides the perfect year-round retreat—ideal for enjoying morning coffee, reading, or relaxing after a day on the golf course. The kitchen offers ample cabinet and counter space, with easy access to the dining area for convenience. The primary suite features a large walk-in closet and a private bath, while the guest bedroom and bath ensure your visitors feel right at home. This property is truly low-maintenance with NO BOND and NO maintenance assessment—a rare find...and it's coming fully furnished! The location is outstanding—close to championship and executive golf courses, recreation centers, pools, shopping, dining, and all the fun The Villages is known for. Don't miss your chance to own this well-maintained Designer model in one of the most desirable areas of The Villages. Schedule your private tour today! Seller is requesting all offers be submitted by August 17, 2025. At that time, all offers will be reviewed at once.

Land, Site, and Tax Information**Legal Desc:** LADY LAKE ORANGE BLOSSOM GARDENS UNIT 15 LOT 4977 PB 30 PGS 73-75 ORB 1863 PG 539 ORB 5252 PG 1172**SE/TP/RG:** 06-18-24**Subdivision #:****Between US 1 & River:****Tax ID:** 06-18-24-0397-000-49770**Taxes:** \$1,949**Homestead:** Yes**CDD:** No**AG Exemption YN:****Alt Key/Folio #:** 3384491**Add Parcel:** No**# of Parcels:****Ownership:** Fee Simple**SW Subd Condo#:****Development:****Flood Zone:** X**Floors in Unit/Home:** One**Bldg Name/#:****Book/Page:** 30-73-75**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:** MX-8**Future Land Use:****No Drive Beach:****Zoning Comp:****Tax Year:** 2024**Annual CDD Fee:****Block/Parcel:** 000**Front Exposure:** East**Lot #:** 4977**Other Exemptions:****Additional Tax IDs:****Complex/Comm Name:****SW Subd Name:****Flood Zone Date:** 12/18/2012**Flood Zone Panel:** 12069C0165E**Floor #:****Total # of Floors:****Census Block:****Census Tract:** 304.08**MH Model:****MH Width:****Lot Size Acres:** 0.13**Lot Size:** 5,670 SqFt / 527 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:** Carpet, Ceramic Tile, Engineered Hardwood, Laminate, Vinyl**Heat/Fuel:** Central, Heat Pump**Heated Area Source:** Public Records**Laundry Features:** Laundry Room**Fireplace:** No**Accessibility Features:****Security Feat:****Total Area Source:** Public Records**Window Features:****Furnishings:**

Utilities: Electricity Connected, Sewer Connected, Sprinkler Meter, Underground Utilities, Water Connected

Water: Public

Sewer: Public Sewer

of Wells:

of Septics:

Additional Rooms: Florida Room, Inside Utility

Interior Feat: Ceiling Fans(s), L Dining, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Split Bedroom, Thermostat, Window Treatments

Appliances Incl: Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Living Room	First	17x15	Engineered Hardwood		
Dining Room	First	13x11	Engineered Hardwood		
Kitchen	First	10x10			
Primary Bedroom	First	14x15	Laminate	Walk-in Closet	
Bedroom 1	First	11x15	Carpet	Walk-in Closet	

Exterior Information

Other Structures:

Ext Construction: Vinyl Siding, Wood Frame

Roof: Shingle

Foundation: Slab

Property Attached Y/N:

Garage Dim:

Property Description:

Architectural Style:

Ext Features: Irrigation System, Sliding Doors, Sprinkler Metered

Other Equipment:

Patio And Porch Features:

Pool: Community

Pool Dimensions:

Spa and Features:

Pool Features:

Vegetation:

View:

Farm Type:

Barn Features:

Horse Amenities:

Fencing:

of Stalls:

Paddocks/Pastures:

Road Surface Type: Asphalt

Road Responsibility:

Green Features

Green Energy Generation:

Green Energy Generation Y/N: No

Community Information

Community Features: Community Mailbox, Deed Restrictions, Gated Community - Guard, Golf Carts OK, Golf Community, Pool, Restaurant

Association Amenities: Gated, Golf Course, Pickleball Court(s), Racquet Ball, 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: \$199.00 / Monthly

Condo Fee:

Monthly Condo Fee:

Housing for Older Per: Yes

Affidavit:

Expire/Renewal Date:

FCHR Website Y/N:

of Pets: 2

Pet Size:

Max Pet Wt:

Pet Restrictions: Per deed restrictions

Can Property be Leased: Yes

Building Elevator Y/N:

Association Approval Required: No

Lease Restrictions: No

Minimum Lease Period:1-7 Days

Additional Lease Restrictions:

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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