



G5039452 2347 CLEARWATER RUN, THE VILLAGES, FL 32162



County: Sumter

Subdiv: THE VILLAGES

Subdiv/Condo:

Beds: 3

Baths: 2/1

Pool: Community

Property Style: Single Family Residence

Lot Features: Oversized Lot

Total Acreage: 1/4 to less than 1/2

Minimum Lease Period: No Minimum

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

Garage/Parking Features: Golf Cart Garage

Assigned Spcls:

New Construction: No

Property Condition: Completed

Builder Model: St James

LP/SqFt: \$206.98

Sold Date: 06/15/2021

Sold Price: \$768,950

SP/SqFt: \$199.21

Home Warranty Y/N:

Flood Zone Code: X

Total Annual Assoc Fees: 1,968.00

Average Monthly Fees: 164.00

Status: Sold

Backups Requested: No

List Price: \$798,950

Year Built: 2007

Special Sale: None

ADOM: 54

CDOM: 54

Pets: Yes

Max Times per Yr:

Carport: No **Spcls:**

Permit Number:

Proj Comp Date:

Heated Area: 3,860 SqFt / 359 SqM

Total Area:

A warm welcome to the incredibly friendly Village of BRIDGEPORT at MIONA SHORES awaits you once this rare St. JAMES model becomes your home. Attractive, mature landscaping with curbing invites you into the circular driveway, which will prove convenient for frequent outings around this vibrant community. Built in 2007 and freshly painted (exterior) in 2016, this 3/2.5 premier home boasts a DOUBLE DOOR Front entry, 5 1/4" Baseboards, PLANTATION SHUTTERS, and DIAGONAL TILE. Perfectly complementing the climate-controlled enclosed sunroom on which you'll love entertaining guests (which adds nearly 600 feet of comfortable living space year-round!), the kitchen features SOLAR TUBE, CORIAN counters, BACKSPLASH, STAINLESS Appliances, PULL OUT Cabinetry and an abundance of pantry storage. Additional storage is available in each of the four walk-in closets, with thoughtfully designed spaces for all your clothing, shoes and accessories. The OVERSIZE MASTER Bedroom features a Tray Ceiling, Double CUSTOM Closets, ROMAN SHOWER & GARDEN TUB in the Master Bath. Not to be outdone, the guest bedroom suite offers extra coziness with comfortable carpeting underfoot and its own custom closet. Even more storage is available in the attic, accessible through the pull-down stairs in the 2.5 car garage, which also includes one of two utility sinks (other in laundry room) and golf cart parking. NATURAL GAS available for stove, heat, and water heater. Home includes alarm system and some furniture conveys. Residents of this mature 145 HOME Neighborhood are diverse, welcoming and socially active and provide many opportunities to develop close friendships. Monthly potluck dinners with entertainment are the norm and group golf outings are held every weekday to accommodate players of all skill levels. Bocci-ball, pickleball, bridge, poker, and mahjong gatherings are just a few of the non-golf activities offered on a regular basis. Opportunities for group bowling, mini-golf, and day-trip outings are available from time to time as well. You'll also be able to attend the annual BMS Kentucky Derby party, winter-holiday party, ladies Caribbean cruise, East vs. West golf tournament, and Gal vs. Guy golf tournament. BMS neighbors look out for one another, including via its six-unit AED program with nearly two-dozen CPR/AED trained volunteers. This is far more than a home—it's a treasured lifestyle. BOND BALANCE \$32097.81 CDD LINE = Bond payment \$3039. + Maint. \$1104.+ Village Fire \$124.= \$4267. TAX LINE = PROPERTY TAXES ONLY

Land, Site, and Tax Information

Legal Desc: LOT 125 THE VILLAGES OF SUMTER UNIT NO 171 PB 8 PGS 40-40C

SE/TP/RG: 21-18-23

Subdivision #:

Between US 1 & River:

Tax ID: [D21X125](#)

Taxes: \$4,899

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: 8-40-40C

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: RES

Future Land Use:

No Drive Beach:

Zoning Comp:

Tax Year: 2020

Annual CDD Fee: 4,267

Additional Tax IDs:

Complex/Comm Name: BRIDGEPORT MIONA

SW Subd Name:

Flood Zone Date: 09/27/2013

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: 00

Front Exposure: Southwest

Lot #: 125

Other Exemptions:

Flood Zone Panel: 12119C0069D

Census Tract: 9112.00

MH Width:

Lot Size: 15,287 SqFt / 1,420 SqM

End Date of Lease:

Interior Information

A/C: Central Air

Flooring Covering: Carpet, Tile

Heat/Fuel: Natural Gas

Heated Area Source: Owner Provided

Laundry Features: Inside, Laundry Room

Fireplace: No

Accessibility Features:

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Sprinkler Meter, Sprinkler Recycled, Water Connected

Water: Public

of Wells:

Additional Rooms: Family Room

Interior Feat: Ceiling Fans(s), High Ceiling(s), Open Floorplan, Solid Surface Counters, Thermostat, Walk-In Closet(s)

Appliances Incl: Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range, Refrigerator, Washer

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Kitchen	First	14x19	Tile		
Dining Room	First	11x12	Tile		
Family Room	First	16x17	Tile		
Living Room	First	19x19	Tile		
Primary Bedroom	First	19x24	Tile		
Bedroom 2	First	14x12	Carpet		
Bedroom 3	First	14x12	Tile		

Exterior Information

Other Structures:

Ext Construction: Block, Concrete, Stone

Roof: Shingle

Foundation: Slab

Property Attached Y/N:

Garage Dim:

Property Description:

Architectural Style:

Ext Features: Irrigation System, Sprinkler Metered

Other Equipment:

Patio And Porch Features:

Pool: Community

Pool Dimensions:

Spa and Features:

Pool Features:

Vegetation: Mature Landscaping, Trees/Landscaped

View:

Farm Type:

Barn Features:

Horse Amenities:

Fencing:

of Stalls:

Paddocks/Pastures:

Road Surface Type:

Road Responsibility:

Green Features

Community Information

Community Features: Deed Restrictions, Golf Carts OK, Golf Community, No Truck/RV/Motorcycle Parking, Pool, Tennis Court(s)

Fee Includes: Community Pool, Pool Maintenance, Recreational Facilities

Association Amenities: Fence Restrictions, Golf Course, Pickleball Court(s), Pool, Tennis Court(s), Vehicle Restrictions

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: \$164.00 / Monthly

Condo Fee:

Monthly Condo Fee:

Housing for Older Per: Yes

Affidavit: No

Expire/Renewal Date: 09/12/2021

FCHR Website Y/N: Yes

Max Pet Wt:

Pet Restrictions: SEE DEED RESTRICTIONS

Can Property be Leased: Yes

Association Approval Required: No

Lease Restrictions: Yes

Minimum Lease Period: No Minimum

Additional Lease Restrictions: SEE DEED 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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