

**G5048864 1551 SAINT JAMES CIR, THE VILLAGES, FL 32162****County:** Sumter**Subdiv:** VILLAGES OF SUMTER UNIT 42**Subdiv/Condo:****Beds:** 4**Baths:** 3/0**Pool:** Community**Property Style:** Single Family Residence**Lot Features:****Total Acreage:** 1/2 to less than 1**Minimum Lease Period:** No Minimum**Garage:** Yes **Attch:** Yes **Spcls:** 3**Garage/Parking Features:****Assigned Spcls:****New Construction:** No**Property Condition:****Builder Model:** St Augustine PREMIER**LP/SqFt:** \$282.02**Sold Date:** 08/15/2022**Sold Price:** \$1,125,000**SP/SqFt:** \$204.69**Home Warranty Y/N:****Flood Zone Code:**X**Total Annual Assoc Fees:**2,148.00**Average Monthly Fees:**179.00**Status:** Sold**Backups Requested:** No**List Price:** \$1,550,000**Year Built:** 2001**Special Sale:** None**ADOM:** 239**CDOM:** 239**Pets:****Max Times per Yr:****Carport:** No **Spcls:****Permit Number:****Proj Comp Date:****Heated Area:**5,496 SqFt / 511 SqM**Total Area:**

This 4/3 Premier St. Augustine model is in the much sought-after Village of SUNBURY, right next to GLENVIEW COUNTRY CLUB. Mature palm trees & shrubs greet you as you drive up to this stunning home with its circular driveway. The landscaping is impeccably done & surrounds the entire yard, with a spectacular water view & plenty of room for a pool. Step into a grand entryway with a beautiful sitting room right in front & to your right is your dining room & 2 offset bedrooms with their own private bath. From these rooms, walk into an eat-in kitchen with SS appliances (disposal & stove 2021), GRANITE countertops, a walk-in pantry & a huge, tiled breakfast bar which wraps around the kitchen. The kitchen looks out into a BONUS ROOM with tray ceiling. The 1,422 sq ft (36' x 44') ENCLOSED LANAI under HEAT & AIR features beautiful tile flooring, a full built-in kitchen, instant hot water heater, 5 ceiling fans, several sliders from indoors & sliders going outdoors into the attached BIRDCAGE with river rock flooring. Whether you are hosting large holiday parties or small family gatherings, entertaining in this home will be an absolute dream! There is a CRAFT ROOM right off the lanai that can be closed off if necessary. With cushioned wood flooring & its own thermostat, it is perfect for working out, crafting or just a mancave, a very versatile room indeed. The inside laundry room is equipped with a long folding shelf & plenty of cabinets for storage. The large master bedroom features 3 CLOSETS with 1 being a large walk-in carpeted custom closet with pull down rods for additional hanging space & 2 master baths. In the primary master bath, you will be amazed to see the UPGRADED CABINETS, large vanity, walk-in shower, linen closet, & SAUNA! The 4th bedroom in the front of the home has custom built-ins which match the closet doors. The garage shows 2.5 doors but there is an entire extra bay to the right which houses storage cabinets. There is even a brick fenced dog run complete with a SUNSETTER electric awning. Many, many extras are included in this home like a new garage door opener, whole house vacuum system, low voltage ground lighting for the lawn & landscaping, solar hot water panels with 10 KW of solar electric, ADT security system, whole house sound & tile floors throughout. Want more? The ROOF was replaced in 2020, there is a 3-year-old electric HVAC & 2-10 year-old gas HVAC's, a CULLIGAN Whole House Water Purifier / Softener with potassium chloride salts rather than sodium chloride to reduce sodium consumption, 17 SOLAR TUBES throughout the house, reflective radiant foil on ceilings, 14' walls & NO BOND!!!! Schedule your private showing TODAY!

Land, Site, and Tax Information**Legal Desc:** LOT 36 THE VILLAGES OF SUMTER UNIT NO. 42 PB 5 PGS 34-34B**SE/TP/RG:** 4-18S-23E**Subdivision #:****Between US 1 & River:****Tax ID:** [D04G036](#)**Taxes:** \$10,443**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:** 5-34-34B**MH Make:****Land Lease Y/N:** Yes**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:** Yes-Pond**Addtl Water Info:****Zoning:** PUD**Future Land Use:****No Drive Beach:****Zoning Comp:****Tax Year:** 2021**Annual CDD Fee:** 1,288**Block/Parcel:** 1008**Front Exposure:** West**Lot #:** 36**Other Exemptions:****Additional Tax IDs:****Complex/Comm Name:** VILLAGE OF SUNBURY**SW Subd Name:****Flood Zone Date:****Flood Zone Panel:****Floor #:****Total # of Floors:****Census Block:****Census Tract:****MH Model:****MH Width:****Lot Size Acres:** 0.54**Lot Size:** 23,685 SqFt / 2,200 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
Heat/Fuel: Heat Pump, Natural Gas
Heated Area Source: Public Records
Laundry Features:
Fireplace: No
Accessibility Features:
Utilities: Solar
Water: Public
of Wells:

Flooring Covering: Tile, Wood
Security Feat:
Total Area Source:
Window Features:
Furnishings:

Sewer: Public Sewer
of Septics:

Additional Rooms:
Interior Feat: Ceiling Fans(s), Open Floorplan, Tray Ceiling(s), Walk-In Closet(s)
Appliances Incl: Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Living Room	First	22x22	Tile		Ceiling Fan(s)
Dining Room	First	16x20	Tile		
Kitchen	First	14x16	Tile		Closet Pantry, Granite Counters
Primary Bedroom	First	24x15	Wood	Walk-in Closet	Ceiling Fan(s), En Suite Bathroom, Walk-In Closet(s)
Bedroom 2	First	13x13	Tile		
Bedroom 3	First	19x12	Tile		
Bedroom 4	First	17x12	Tile		Desk Built-In
Balcony/Porch/Lanai	First	44x36	Tile		

Exterior Information

Other Structures:
Ext Construction: Block, Stucco
Roof: Shingle
Property Description:
Architectural Style:
Ext Features: Irrigation System
Other Equipment:
Patio And Porch Features:
Pool: Community
Pool Features:
Vegetation:
View:
Farm Type:
Horse Amenities:
of Stalls:
Road Surface Type: Asphalt
Road Responsibility:

Foundation: Slab

Property Attached Y/N:
Garage Dim: 44x22

Pool Dimensions:

Spa and Features:

Barn Features:
Fencing:
Paddocks/Pastures:

Green Features

Community Information

Community Features: Golf Carts OK, Golf Community, Pool
HOA / Comm Assn: No
Master Assn/Name:
Monthly HOA Amount:
Condo Fee:
Housing for Older Per: Yes
Can Property be Leased: Yes
Association Approval Required: No
Lease Restrictions: No
Minimum Lease Period: No Minimum
Additional Lease Restrictions:

HOA Fee:
HOA Pmt Sched:
Master Assn Fee:
Other Fee: \$179.00 / Monthly
Monthly Condo Fee:
Expire/Renewal Date:
Building Elevator Y/N:
Years of Ownership Prior to Leasing Required: No

Mo Maint\$(add HOA):
Master Assn Ph:
FCHR Website Y/N:

Affidavit:

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