

**G5092495 2303 NEHAUL TER, THE VILLAGES, FL 32162****County:** Sumter**Status:** Sold**Subdiv:** VILLAGES OF SUMTER KEYSTONE VILLAS**Backups Requested:** No**List Price:** \$349,900**Subdiv/Condo:****Beds:** 3**Baths:** 2/0**Pool:** Community**Property Style:** Villa**Lot Features:****Total Acreage:** 0 to less than 1/4**Minimum Lease Period:** No Minimum**Garage:** Yes **Attch:** Yes **Spes:** 1**Garage/Parking Features:****Assigned Spes:****New Construction:** No**Property Condition:****LP/SqFt:** \$250.47**Sold Date:** 03/11/2025**Sold Price:** \$349,900**SP/SqFt:** \$250.47**Home Warranty Y/N:****Flood Zone Code:**x**Total Annual Assoc Fees:**0.00**Average Monthly Fees:**0.00**Year Built:** 2008**Special Sale:** None**ADOM:** 6**CDOM:** 6**Pets:****Max Times per Yr:****Carport:** No **Spes:****Permit Number:****Proj Comp Date:****Heated Area:**1,397 SqFt / 130 SqM**Total Area:** 1,948 SqFt / 181 SqM

Lovely, well maintained Three Bedroom, Two Bathroom, Villa with 1397 Sq.Ft. of living space, conveniently located in the Village of Hadley between Rt 466 and Rt 466A. This home features laminate and tile floors (no carpet), granite countertops in the bathrooms and kitchen, a 15 x 8.8' enclosed lanai and an 80 sq. ft screened in Pergola. The home is being sold partially furnished with a 2015 Yamaha golf cart. There is recessed lighting in the kitchen, pull out cabinet drawers and a pantry. The primary bedroom has a walk-in closet, an en-suite bathroom and sliding doors leading to an enclosed lanai. The Roof was installed in 2013, the HVAC was installed in 2022 and the hot water heater was installed in 2020. The home also features a walk-in tub (with shower), solar tubes, and indoor laundry room. Both the inside and outside of this bright home have plenty of space, perfect for get togethers with family and friends. The landscaping needs only minimal care, giving you time to enjoy the best of The Villages and sunny Florida! Come take a look at this home soon as it won't be on the market for long!

Land, Site, and Tax Information**Legal Desc:** LOT 27 THE VILLAGES OF SUMTER KEYSTONE VILLAS PB 9 PG 28-28A**SE/TP/RG:** 36-18S-23E**Subdivision #:****Between US 1 & River:****Tax ID:** [D36F027](#)**Taxes:** \$3,323**Homestead:** Yes**CDD:** Yes**AG Exemption YN:****Alt Key/Folio #:** D36F027**Add Parcel:** No**# of Parcels:****Ownership:** Fee Simple**SW Subd Condo#:****Development:****Flood Zone:** x**Floors in Unit/Home:** One**Bldg Name/#:****Book/Page:** 9-28-28A**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:** RES**Future Land Use:****No Drive Beach:****Zoning Comp:****Tax Year:** 2024**Annual CDD Fee:** 356**Block/Parcel:** D36F027**Front Exposure:** Southeast**Lot #:** 27**Other Exemptions:****Additional Tax IDs:****Complex/Comm Name:****SW Subd Name:****Flood Zone Date:****Flood Zone Panel:****Floor #:****Total # of Floors:****Census Block:****Census Tract:****MH Model:****MH Width:****Lot Size Acres:** 0.11**Lot Size:** 4,630 SqFt / 430 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:** Central**Heated Area Source:**Public Records**Laundry Features:** Inside, Laundry Room**Fireplace:** No**Accessibility Features:****Utilities:** Electricity Connected**Water:** Public**# of Wells:****Additional Rooms:****Interior Feat:** Ceiling Fans(s)**Flooring Covering:** Luxury Vinyl, Tile**Security Feat:****Total Area Source:** Public Records**Window Features:****Furnishings:**Partial**Sewer:** Public Sewer**# of Septics:**

Appliances Incl: Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Kitchen	First	10.2x11.5	Vinyl		Closet Pantry
Living Room	First	14.5x15	Vinyl		Ceiling Fan(s)
Balcony/Porch/Lanai	First	15x8.8			
Primary Bedroom	First	13.75x12.8	Vinyl	Walk-in Closet	En Suite Bathroom
Bedroom 2	First	11x12.8	Vinyl	Built-in Closet	Ceiling Fan(s)
Bedroom 3	First	13x10	Vinyl	Built-in Closet	Ceiling Fan(s)

Exterior Information

Other Structures:

Ext Construction: Wood Frame (FSC)

Roof: Shingle

Foundation: Slab

Property Attached Y/N:

Garage Dim:

Property Description:

Architectural Style:

Ext Features: Lighting, Sliding Doors

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: Paved

Road Responsibility:

Green Features

Community Information

Community Features: Deed Restrictions, Gated Community - No Guard, Golf Community, Pool, 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:

Condo Fee:

Monthly Condo Fee:

Housing for Older Per: Yes

Affidavit:

Expire/Renewal Date:

FCHR Website Y/N:

Can Property be Leased: Yes

Building Elevator Y/N:

Lease Restrictions: Yes

Minimum Lease Period:No Minimum

Additional Lease Restrictions: See The Villages 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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