



G5067415 2378 GAMMON CT, THE VILLAGES, FL 32162



County: Sumter

Subdiv: VILLAGES OF SUMTER FAIRWINDS VILLAS

Subdiv/Condo:

Beds: 2

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 **Spcs:** 1

Garage/Parking Features:

Assigned Spcs:

New Construction: No

Property Condition:

LP/SqFt: \$301.38

Sold Date: 06/03/2023

Sold Price: \$325,000

SP/SqFt: \$279.93

Home Warranty Y/N:

Flood Zone Code:x

Total Annual Assoc Fees:2,268.00

Average Monthly Fees:189.00

Status: Sold

Backups Requested: No

List Price: \$349,900

Year Built: 2012

Special Sale: None

ADOM: 29

CDOM: 29

Pets:

Max Times per Yr:

Carport: No **Spcs:**

Permit Number:

Proj Comp Date:

Heated Area:1,161 SqFt / 108 SqM

Total Area: 1,457 SqFt / 135 SqM

Major Price Reduction. Seller is motivated! Come take a look at this lovely 2 Bedroom, 2 Bathroom, 1161 Square Foot Villa located in The Village of St. James in The Fairwinds Villas- In The Villages. This very well maintained Durham/Woodlawn model home is located near the Sterling Heights Recreation Center, and near all three town squares and restaurants, stores and medical facilities. This home features an open floor plan, a 14 x 8.5 foot enclosed lanai and private, serene backyard area with a Automatic Retractable Awning with remote which makes it a perfect place to spend a relaxing afternoon or for entertaining guests and family. Other features include a fully insulated Attic with pull down attic stairs in the garage, a walk in shower, a brand new stove and the home is being sold TURNKEY!

Land, Site, and Tax Information

Legal Desc: LOT 25 THE VILLAGES OF SUMTER FAIRWINDS VILLAS PB 12 PGS 13-13A

SE/TP/RG: 34-18S-23E

Subdivision #:

Between US 1 & River:

Tax ID: [D34V025](#)

Taxes: \$2,597

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: 12-13-13A

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: 2022

Annual CDD Fee: 869

Additional Tax IDs:

Complex/Comm Name:

SW Subd Name:

Flood Zone Date:

Floor #:

Total # of Floors:

Census Block:

MH Model:

Lot Size Acres: 0.09

Monthly Rental Amount:

Month To Month Or Weekly Y/N:

Waterfront Ft: 0

Water Name:

Water Extras: No

Block/Parcel: 12

Front Exposure: Southeast

Lot #: 25

Other Exemptions: Yes

Flood Zone Panel:

Census Tract:

MH Width:

Lot Size: 3,920 SqFt / 364 SqM

End Date of Lease:

Interior Information

A/C: Central Air

Heat/Fuel: Central

Heated Area Source:Public Records

Laundry Features:

Fireplace: No

Accessibility Features:

Utilities: Cable Available, Electricity Connected

Water: Public

of Wells:

Additional Rooms:

Interior Feat: Ceiling Fans(s), Living Room/Dining Room Combo

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

Room Type

Level

Approx Dim

Flooring

Closet Type

Features

Living Room

First

14x16

Flooring Covering: Carpet, Laminate

Security Feat:

Total Area Source: Public Records

Window Features:

Furnishings:

Sewer: Public Sewer

of Septics:

Dining Room	First	11x9
Kitchen	First	10x12
Primary Bedroom	First	13x12
Bathroom 2	First	11.5x10

Exterior Information

Other Structures:

Ext Construction: Stucco

Roof: Shingle

Foundation: Slab

Property Attached Y/N:

Garage Dim:

Property Description:

Architectural Style:

Ext Features: Sliding Doors, Tennis Court(s)

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: Clubhouse, Deed Restrictions, 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: \$189.00 / Monthly

Condo Fee:

Monthly Condo Fee:

Housing for Older Per: Yes

Affidavit:

Expire/Renewal Date:

FCHR Website Y/N:

Can Property be Leased: Yes

Association Approval Required: No

Building Elevator Y/N:

Years of Ownership Prior to Leasing Required: No

Lease Restrictions: Yes

Minimum Lease Period:No Minimum

Approval Process: Information is contained in the deed restrictions

Additional Lease Restrictions: Information is contained in the 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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