



Kimberly Volean
LPT REALTY, LLC
kimvoleanbrokerassoc@gmail.com
 Ph: 352-396-3005



G5097446 654 FAYETTE CT, THE VILLAGES, FL 32162



County: Sumter
Subdiv: VILLAGES OF SUMTER
Subdiv/Condo:
Beds: 3
Baths: 2/0
Pool: None
Property Style: Single Family Residence
Lot Features:
Total Acreage: 0 to less than 1/4
Minimum Lease Period: No Minimum
Garage: Yes **Attch:** Yes **Spcs:** 2
Garage/Parking Features:
Assigned Spcs:
New Construction: No
Property Condition:
LP/SqFt: \$223.51
Sold Date: 08/13/2025
Sold Price: \$320,000
SP/SqFt: \$217.39
Home Warranty Y/N:
Flood Zone Code:x
Total Annual Assoc Fees:2,388.00
Average Monthly Fees:199.00

Status: Sold
Backups Requested: No
List Price: \$329,000

Year Built: 2004
Special Sale: None
ADOM: 40
CDOM: 40

Pets:
Max Times per Yr:
Carport: No **Spcs:**
Permit Number:

Proj Comp Date:

Heated Area:1,472 SqFt / 137 SqM
Total Area: 2,152 SqFt / 200 SqM

Major Price Reduction. Motivated Sellers! This beautiful Wisteria Style Designer Home in the Village of Belvadere has three bedrooms and two bathrooms with 1472 SF of living space, and is located between Routes 466A and 466 in The Villages, Florida. The BOND has been paid on this home, the ROOF was replaced in October of 2024 (and was installed with an additional full roof "Peel and Stick" Waterproof Underlayment) and the HVAC is also new! The interior has been freshly painted and features crown molding, an indoor laundry room, and plantation shutters throughout the home. The primary bedroom includes a spacious en suite bathroom, and a walk in closet. The split floor plan includes a second and third bedroom that share a guest bathroom. The Kitchen features an eating area, plenty of cabinetry and stainless steel appliances. The Dining Room and Living Room have pretty laminate flooring and the formal entrance is tiled. Additional features of the home include an enclosed lanai, an additional outdoor screened lanai area, and has a nicely landscaped yard! The golf cart is included with the home, and the garage has extra storage shelving and cabinets. This home is conveniently near shopping, medical facilities, entertainment and restaurants and is minutes away from all three town squares. Come take a look at this home as it will not be on the market for long!

Land, Site, and Tax Information

Legal Desc: LOT 137 THE VILLAGES OF SUMTER UNIT NO 80 PB 6 PG 22-22C

SE/TP/RG: 17-18S-23E

Subdivision #:

Between US 1 & River:

Tax ID: [D17G137](#)

Taxes: \$2,064

Homestead: Yes

CDD: Yes

AG Exemption YN:

Alt Key/Folio #: D17G137

Add Parcel: No

of Parcels:

Ownership: Fee Simple

SW Subd Condo#:

Development:

Flood Zone: x

Floors in Unit/Home: One

Bldg Name/#:

Book/Page: 6-22-22C

MH Make:

Land Lease Y/N: No

Land Lease Fee:

Planned Unit Dev:

Lot Dimensions: 60x90

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: 411

Block/Parcel: D17G137

Front Exposure: East

Lot #: 137

Other Exemptions:

Additional Tax IDs:

Complex/Comm Name:

SW Subd Name:

Flood Zone Date:

Floor #:

Total # of Floors:

Census Block: 3

MH Model:

Flood Zone Panel:

Census Tract: 911203

MH Width:

Lot Size Acres: 0.12

Monthly Rental Amount:

Month To Month Or Weekly Y/N:

Lot Size: 5,400 SqFt / 502 SqM

End Date of Lease:

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:

Flooring Covering: Carpet, Laminate, Tile, Vinyl

Security Feat:

Total Area Source: Public Records

Window Features:

Furnishings:

Sewer: Public Sewer

of Septics:

Interior Feat: Ceiling Fans(s), Crown Molding, High Ceiling(s), Living Room/Dining Room Combo, 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	15.6x14.75	Laminate	No Closet	Ceiling Fan(s)
Dining Room	First	10.75x6.2	Laminate	No Closet	
Kitchen	First	10.5x20	Vinyl		Pantry
Primary Bedroom	First	12.4x16	Carpet	Walk-in Closet	En Suite Bathroom
Bedroom 2	First	11.75x13.8	Carpet	Built-in Closet	Ceiling Fan(s)
Bedroom 3	First	11.75x12.2	Carpet	Built-in Closet	Ceiling Fan(s)
Balcony/Porch/Lanai	First	20x9	Tile	Built-in Closet	Ceiling Fan(s)

Exterior Information

Other Structures:

Ext Construction: Wood Frame

Roof: Shingle

Foundation: Slab

Property Attached Y/N:

Garage Dim:

Property Description:

Architectural Style:

Ext Features: Awning(s), Irrigation System, Lighting, Sliding Doors

Other Equipment:

Patio And Porch Features:

Pool: None

Pool Dimensions:

Pool Features:

Spa and Features:

Vegetation:

View:

Farm Type:

Barn Features:

Horse Amenities:

Fencing:

of Stalls:

Paddocks/Pastures:

Road Surface Type: Paved

Road Responsibility:

Green Features

Community Information

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:
Can Property be Leased: Yes		Building Elevator Y/N:	
Association Approval Required: No		Years of Ownership Prior to Leasing Required: No	
Lease Restrictions: Yes		Number of Ownership Years Prior to Lease: 0	
Minimum Lease Period: No Minimum			
Approval Process: See Lease Restrictions			
Additional Lease Restrictions: See Lease Restrictions			

Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.

All content displayed within this website is deemed reliable, but not guaranteed. Website users are advised to verify all information with their real estate representative. Copyright© My Florida Regional MLS DBA Stellar MLS. [Digital Millenium Copyright Act Take Down Notice](#)

Accessibility Issues?

We want this website to be accessible to everyone. If you experience any accessibility problems using the website, please contact our ADA support hotline at **844-209-0134** to report the issue and for assistance getting the information you need.