

**G5100176 1381 ZEST AVE, THE VILLAGES, FL 32163****County:** Sumter**Status:** Sold**Subdiv:** VILLAGES OF SUMTER LEYTON VILLAS**Backups Requested:** No**List Price:** \$254,000**Subdiv/Condo:****Beds:** 2**Year Built:** 2014**Baths:** 2/0**Special Sale:** None**Pool:** Community**ADOM:** 88**Property Style:** Villa**CDOM:** 88**Lot Features:****Total Acreage:** 0 to less than 1/4**Minimum Lease Period:** No Minimum**Garage:** Yes **Attch:** Yes **Spcls:** 1**Garage/Parking Features:****Assigned Spcls:****New Construction:** No**Property Condition:****LP/SqFt:** \$219.72**Heated Area:** 1,156 SqFt / 107 SqM**Sold Date:** 12/11/2025**Total Area:** 1,627 SqFt / 151 SqM**Sold Price:** \$246,000**SP/SqFt:** \$212.80**Home Warranty Y/N:****Flood Zone Code:** x**Total Annual Assoc Fees:** 2,388.00**Average Monthly Fees:** 199.00**Pets:****Max Times per Yr:****Carport:** No **Spcls:****Permit Number:****Proj Comp Date:**

MAJOR PRICE REDUCTION! Sellers are very motivated!! Lovely Two Bedroom, Two Bathroom, 1156 Square Foot Patio Villa located in the Leyton Villas, in the Village of Dunedin, The Villages! This well maintained home is being sold TURN KEY and features a Primary Bedroom with an En Suite Bathroom and a Walk in Closet, with a second Guest Bedroom and Guest Bathroom. The Kitchen has an Eating Area, Breakfast Bar, and Pantry and opens to the Living Room and Dining Area. The open floor plan gives this home an open and airy feeling. This Villa also has a Screened Lanai and Patio which is perfect for enjoying those relaxing, warm Florida evenings and is located in a quiet neighborhood, conveniently located near shopping, medical facilities, restaurants, recreation centers and Brownwood Paddock Town Square. Call today to view this charming home!

Land, Site, and Tax Information**Legal Desc:** LOT 66 THE VILLAGES OF SUMTER LEYTON VILLAS PG 14 PGS 19-19B**SE/TP/RG:** 14-19S-23E**Subdivision #:****Between US 1 & River:****Tax ID:** [G14A066](#)**Taxes:** \$3,895**Homestead:** No**CDD:** Yes**AG Exemption YN:****Alt Key/Folio #:** G14A066**Add Parcel:** No**# of Parcels:****Ownership:** Fee Simple**SW Subd Condo#:****Development:****Flood Zone:** x**Floors in Unit/Home:** One**Bldg Name/#:****Book/Page:** 19**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:** 673**Block/Parcel:** G14A066**Front Exposure:** Northeast**Lot #:** 66**Other Exemptions:****Additional Tax IDs:****Complex/Comm Name:****SW Subd Name:****Flood Zone Date:****Floor #:****Total # of Floors:****Census Block:** 4**MH Model:****Flood Zone Panel:****Census Tract:** 911402**MH Width:****Lot Size Acres:** 0.08**Monthly Rental Amount:****Month To Month Or Weekly Y/N:****Lot Size:** 3,678 SqFt / 342 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:** In Garage**Fireplace:** No**Accessibility Features:****Utilities:** Electricity Connected**Water:** Public**# of Wells:****Additional Rooms:****Interior Feat:** Ceiling Fans(s), Living Room/Dining Room Combo, Open Floorplan, Walk-In Closet(s)**Appliances Incl:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer**Room Type****Level****Approx Dim****Flooring****Closet Type****Features****Flooring Covering:** Carpet, Vinyl**Security Feat:****Total Area Source:** Public Records**Window Features:****Furnishings:****Sewer:** Public Sewer**# of Septics:**

Living Room	First	12.75x13	Carpet		Ceiling Fan(s)
Dining Room	First	12.25x9	Carpet		
Kitchen	First	11.5x13	Vinyl		Pantry
Primary Bedroom	First	16x12	Carpet	Walk-in Closet	En Suite Bathroom
Bedroom 2	First	12.5x12	Carpet	Built-in Closet	Ceiling Fan(s)
Balcony/Porch/Lanai	First	11.5x10	Concrete		

Exterior Information

Other Structures:

Ext Construction: Wood Frame

Roof: Shingle

Foundation: Slab

Property Attached Y/N:

Garage Dim:

Property Description:

Architectural Style:

Ext Features: Irrigation System, 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

Green Energy Generation:

Green Energy Generation Y/N: No

Community Information

Community Features: Clubhouse, Community Mailbox, Deed Restrictions, Gated Community - No Guard, Golf Carts OK, Golf Community, Pool, Restaurant, 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: \$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.

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