

1773 Blackwell Lane, The Villages, FL 32163



**Rare 3-Bedroom Emerald Patio Villa
Full 2-Car Garage + Separate Golf Cart Garage
Village of Monarch Grove- \$359,900**



Property Highlights:

- 3 Bedrooms | 2 Bathrooms
- Built in 2019
- Village of Monarch Grove
- Spacious Open Floor Plan
- High ceilings throughout
- Luxury vinyl flooring
- Large kitchen island
- Stainless steel appliances
- Tropical-inspired backsplash
- Full 2-Car Garage +. Separate Golf Cart Garage
- Indoor laundry
- Walk-in closet
- Private fenced Patio
- Retractable awning with wind sensor
- Near Brownwood, Eastport, shopping, dining, and medical facilities
- Corner/end-unit location



Kimberly Volean

Broker Associate | LPT Realty

Phone: 352-396-3005

Email: Kimvoleanbrokerassoc@gmail.com

More Photos of 1773 Blackwell Lane



Property Details & Specifications

1773 Blackwell Lane is a rare find in The Villages! This beautifully maintained 3-bedroom, 2-bath Emerald model Patio Villa offers features seldom found in this category, including a full 2-car garage PLUS a separate golf cart garage. Built in 2019 and located in the desirable Village of Monarch Grove, this home combines spacious living with privacy and convenience. Step inside to discover high ceilings and an open, airy floor plan that makes the home feel exceptionally spacious. The large primary suite features a generous 16x12 bedroom, walk-in closet, and an en suite bath with a separate water closet area for added privacy. Luxury vinyl flooring flows throughout the main living areas, kitchen, and bathrooms, while the bedrooms include comfortable carpeting. The kitchen is both stylish and functional, featuring stainless steel appliances, abundant cabinetry, and a beautiful custom tropical-inspired backsplash that adds the perfect Florida touch. Sliding glass doors from the dining area open to a private outdoor patio complete with an electric retractable awning with wind sensor — ideal for relaxing or entertaining year-round. Enjoy the peaceful setting with vibrant tropical landscaping, a privacy fence surrounding the yard, all within a quiet neighborhood conveniently located near shopping, restaurants, medical facilities, the new Super Walmart, Brownwood Paddock Square, and the emerging Eastport.

List Price: \$359,900

Year Built: 2019

County: Sumter

Subdivision: Villages/Southern Oaks, Chase Villas

Beds: 3

Baths: 2

Property Style: Patio Villa, Emerald Model

Lot Size: 4,371 SF

Garage: Yes, + Golf Cart Garage

Spaces: 2 Attached

LP/SqFt: 252.38

Average Monthly Fees: \$204. Yearly Fees: \$2,448

Pets Allowed: Yes

Heated Area: 1,426 SF

Total Area: 1,978 SF

2025 Taxes: \$3,144

Annual CDD Fee: \$1411

Zoning: Residential

Flooring: Luxury Vinyl

Furnishings: Unfurnished

Interior Features: High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Walk-In Closet

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

Roof: Shingle, 2019

Living Room: 12.75 x 13, Luxury Vinyl

Kitchen: 12.75 x 12.1, Pantry, Luxury Vinyl

Dining Room: 10.3 x 6, Luxury Vinyl

Primary Bedroom: 16 x 12, Carpet, En Suite Bath

Bedroom 2: 12.3 x 11.9, Carpet

Bedroom 3: 10.3 x 10.3, Carpet

Exterior Features: Irrigation System, Lighting, Private Yard

Community Features: Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Gated Community, Gate-No Guard, Golf Carts Okay, Golf Community, Pool, Tennis and Pickleball Courts

Can Property Be Leased: Yes,

To schedule a private showing or request additional information, contact Kimberly Volean today.



Kimberly Volean

Broker Associate | LPT Realty

Phone: 352-396-3005

Email: kim@kimberlyvolean.com

Website: www.kimberlyvolean.com