

Your
**Complete
Guide**
— TO —
The Villages®

MAPS • HOME STYLES • GOLF • SHOPPING
RECREATION • MOVING TIPS • AND MORE

Kimberly Volean

LPT REALTY



kimberlyvolean.com

There's something about this
little corner of Florida...it has
a way of feeling like home.



Whether you're just beginning to explore The Villages, Florida or actively planning a move, this guide is designed to give you a simple overview of the community, lifestyle, neighborhoods, and helpful local information.



Inside, you'll find printable maps, helpful resources, and answers to some of the most common questions people have when considering a move to The Villages.



I hope this guide helps you feel a little more familiar with this unique and welcoming community.

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The Villages North

OVERVIEW MAP



The Villages South

OVERVIEW MAP

Map Key:

-  Commercial Areas
-  Residential Areas
-  Town Squares and Gathering Areas
-  Lakes & Ponds

Approximate Scale:

1 Inch = 1 Mile



SOUTH HIGHLIGHTS

- Newer homes and modern community layouts
- Exceptional recreation and golf
- Scenic preserves and walking trails
- Growing dining, shopping, and gathering places
- Home to Eastport, Sawgrass Grove, and Middleton

Getting Started in The Villages

Moving to The Villages is exciting, and most new residents quickly discover just how easy it is to feel at home. Once you understand how the community is organized, everything begins to fall into place. Here are a few helpful things to know as you get started.

Recreation Centers & Activities



Recreation Centers

The Villages offers regional and neighborhood recreation centers throughout the community, featuring swimming pools, fitness centers, sports courts, hobby rooms, clubs, classes, and social activities for nearly every interest.



Weekly Recreation Guide

One of the best resources for new residents is the weekly *Villages Recreation & Parks* insert included with *The Villages Daily Sun*. It provides schedules for recreation activities, sports leagues, fitness and aquatic programs, tournaments, special events, and community gatherings throughout The Villages.



Clubs & Activities

Whether you enjoy golf, pickleball, swimming, softball, cards, arts and crafts, sailing, dancing, fitness classes, or simply meeting new friends, you'll find hundreds of clubs and activities to explore. There truly is something for almost everyone.



New Resident Tip

Don't worry about trying to do everything at once. Most new residents discover their favorite clubs and activities gradually over their first few months.

Helpful Resources



The Villages Lifestyle, Recreation & Clubs
www.thevillages.com



District Government Recreation, Parks & Golf
www.districtgov.org

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Town Squares & Entertainment

One of the most unique and popular parts of life in The Villages is the community's town squares and gathering areas. Residents enjoy live nightly entertainment, restaurants, shopping, outdoor dining, special events, and social activities throughout the year in several unique town center settings.



Spanish Springs

Historic-style architecture with restaurants, shops, outdoor seating, and nightly entertainment in a charming setting.



Lake Sumter Landing

A waterfront-inspired town square featuring shopping, dining, entertainment, and scenic walking areas.



Brownwood Paddock Square

A western-themed gathering area known for restaurants, events, outdoor music and lively evening entertainment.



Sawgrass Grove

A newer gathering area offering entertainment, dining, recreation, and outdoor social spaces in the southern areas of the community.



Eastport

An expanding future town center planned for additional recreation, dining, and entertainment opportunities.



Additional Entertainment Venues:

- ★ **The Sharon L Morse Performing Arts Center** - Known for concerts, theatrical productions, comedy performances, and special entertainment events throughout the year.
- ★ **Savannah Center** - Popular venue for live music, community performances, seasonal programs, speakers, and entertainment events.

Throughout the year, residents enjoy concerts, theatrical productions, live music, festivals, movies, restaurant entertainment, and many other social and community events both within and around The Villages.

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THE VILLAGES NORTH LIFESTYLE MAP

*Recreation Centers, Pools and
Country Clubs*

Map Key:

-  Commercial Areas
-  Hospital
-  Residential Areas
-  Town Squares
-  Lakes & Ponds

Approximate Scale:
1 Inch = 1 Mile

P Parks

Live Healthy.
Love The Villages.

The Villages® Hospital



Lifestyle Key:

-  Pools
-  Recreation Centers
-  Golf & Country Clubs
-  Regional Recreation Centers
- P** Parks



EXPLORE. PLAY. CONNECT.



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Community layout and design created for informational purposes only.
Not an official map. Approximate locations and scale.

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LIFESTYLE MAP



LIFESTYLE MAP

Recreation Centers, Pools and Country Clubs

Map Key:

- Commercial Areas
- Residential Areas
- Town Squares & Gathering Areas
- Lakes & Ponds
- Approximate Scale: 1 Inch = 1 Mile

Lifestyle Key:

- Pools
- Recreational Centers
- Golf & Country Clubs
- Regional Recreation Centers
- Parks

Map Labels:

Recreation Centers: Eisenhower Regional Rec Center, Hogeye Preserve Rec Center, Everglades Regional Rec Center, Ezell Regional Rec Center, Spanish Moss Rec Center, Sawgrass, Eastport, Middleton Downtown.

Pools: Alden Bungalow Pool, Trillium Pool, Collier Pool, Hillsborough Pool, Manatee Pool, Dunedin Pool, Sunbelt Pool, Moyer Pool, Pine Ridge Pool, Pine Hill Pool, LaBelle Pool, Burns Pool, Osceola Hills Pool, Lake Deaton Pool, Lake Okahumpka Pool, Clarendon Pool, Richmond Pool, Deluna Pool, Water Lily Pool, Cattail Pool, St. John's Pool, Chitty Chitty Pool, Bradford Pool, Taytay Pool, St. Catherine Pool, Hawkins Pool, Cason Hammock Pool, Citrus Grove Pool, Homestead, Franklin Pool, Dabney Pool, Waters Edge Pool, Shady Brook Pool, Moultrie Creek Pool, Saluki Pool, Willow Tree Pool, Blue Heron Pool, Hummingbird Pool, Sugar Cane Pool, Riverbend Pool, Squirreltrail Pool, St. Tropez Pool, Well Point Pool.

Other Labels: Buena Vista Blvd, Morse Blvd, County Road 44A, State Road 44, Mission Road, Warm Springs Avenue, Florida Turnpike, Becker Trail, Central Parkway, County Road 470, Marsh Bend Trail, Lake Deaton, Lake Okahumpka, Chitty Chitty Preserve, Sawgrass, Eastport, Middleton Downtown, Lake County, Marion County, Appling County.



This map is a general guide to The Villages South. Locations and features are approximate.

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Everyday Golf Cart Living



One of the most unique things about life in The Villages is how often residents use golf carts for everyday transportation. Whether you're heading to a golf course, recreation center, restaurant, grocery store, or one of the town squares for live entertainment, golf carts are a convenient and enjoyable way to get around the community.

Everyday Golf Cart Living Includes:

- ✓ Extensive golf cart paths connecting much of the community
- ✓ Golf carts are a popular way to travel for everyday errands and activities
- ✓ New and pre-owned golf carts are widely available
- ✓ Golf cart rentals are available in several locations
- ✓ Convenient locations for fuel and battery charging
- ✓ Local businesses offering golf cart sales, service, and accessories
- ✓ Many homes include dedicated golf cart garages or golf cart parking
- ✓ Easy golf cart access to shopping, dining, recreation, and entertainment



Golf cart accessibility varies by neighborhood, so it's helpful to consider this when choosing where to live.



Golf Cart Tip

- ✓ Most daily errands can be done by golf cart.
- ✓ Many residents use their golf cart more than their car.
- ✓ Some neighborhoods provide easier golf cart access to shopping, golf, recreation centers, and town squares than others.



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The Villages North Golf Map

An easy-to-understand guide to golf courses and practice facilities in The Villages North



The Villages offers a wide variety of executive and championship golf courses, along with practice facilities located throughout the community. This simplified guide was designed to help current residents, future residents and visitors better understand the golf layout throughout The Villages North.



Golfer's Tip

Tee times, golf information and course details are available through The Villages Golf & Country Club system and the resources below.



Helpful Resources

www.golfthevillages.com

www.KimberlyVolean.com

The Villages South Golf Map

An easy-to-understand guide to golf courses and practice facilities in The Villages South



The Villages offers a wide variety of executive and championship golf courses, along with practice facilities located throughout the community. This simplified guide was designed to help current residents, future residents and visitors better understand the golf layout throughout The Villages South.

Tee times, golf information and course details are available through The Villages Golf & Country Club system and the following resources:

www.golfthevillages.com
www.Kimberlyvolean.com

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What To Know Before You Move to The Villages



Moving to The Villages is about more than just choosing a home. The community has its own unique lifestyle, traditions, and everyday routines that many new residents quickly grow to enjoy. Here are a few helpful things to know before making the move.



Resident ID Cards

One of the first things many new residents do after moving to The Villages is obtain their resident ID cards. These cards are used throughout the community and help provide access to many of the amenities and activities residents enjoy each day.



Resident ID Cards may be obtained at one of the Customer Service Centers located throughout The Villages, including locations near the town squares such as Lake Sumter Landing, Brownwood and Spanish Springs.

Your ID cards may be used for things such as:



Access to recreation centers and pools



Resident golf rates and privileges



Resident discounts at participating businesses



Verification for access to community amenities and activities



Many new residents are surprised by how active and connected life becomes here, and these cards quickly become part of everyday living in The Villages.



It's a good idea to bring identification and your closing paperwork when obtaining your resident ID's, as requirements may vary depending on your residency status and closing timeline.



Gate Access and Guest Passes

Many neighborhoods within The Villages use resident and visitor gates to help connect the community and manage traffic flow. Guest passes and gate access information are available through The Villages Customer Service and District offices located throughout the community, including areas near Spanish Springs, Lake Sumter Landing and Brownwood.



Guest passes are commonly used for visiting family members and friends and may allow access to many community amenities during their stay. Depending on the type of pass issued, guest access may include recreation centers, pools and other amenities throughout the community. Some amenities may require guests to present valid guest passes or identification when visiting.

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*Guiding You Home
To The Villages*

What Amenity Fees Support



The monthly amenity fee helps support many of the things that make life in The Villages so enjoyable.

Amenity fees are typically *around \$200 per month*, though fees can vary slightly depending on the area and home.

AMENITY FEES HELP SUPPORT:



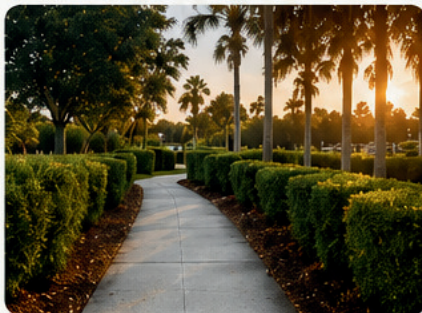
Recreation Centers
and Activities



Swimming Pools



Executive Golf Courses



Walking & Golf Cart Paths



Parks & Outdoor Areas



Town Squares &
Gathering Spaces



Good to Know



Unlike property taxes, the monthly amenity fee is **not based on your home's value or purchase price**. Instead, it is set by The Villages and may vary slightly depending on the area or community.



Fees and services may change over time. Buyers should always verify current information with The Villages.

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ANNUAL TAX BILL

THE VILLAGES

2024/2025
Sample Tax Bill

Property taxes in Florida are billed in two parts:
Ad Valorem Taxes and Non-Ad Valorem Assessments.



AD VALOREM TAXES (COUNTY & SCHOOL TAXES)

Sumter County Taxes	\$998.26
Sumter County School Taxes	\$704.06
Municipal/Other	\$247.26

SUBTOTAL (Ad Valorem Taxes) \$1,949.58



NON-AD VALOREM TAXES (THE VILLAGES ASSESSMENTS)

These assessments help fund the outstanding debt from The Villages community development and ongoing services and amenities.

Maintenance Assessment	\$1,800.00
Fire Assessment	\$340.00
Bond Assessment	\$585.00

SUBTOTAL (Non-Ad Valorem Taxes) \$2,725.00



Assessments are based on the home's location, square footage and other factors.

TOTAL AMOUNT DUE

\$6,175.00

3 QUESTIONS TO ASK ABOUT THE BOND

1

Is the bond paid or unpaid?



A paid bond means it's been paid off by the current owner.

2

How much is the bond balance?



Ask for the exact balance if unpaid so you know the annual cost.

3

Can the bond be paid off early?



Yes! You can pay it off early. Some owners choose to do this.



Why the bond matters:

The bond built The Villages. It funded the infrastructure that makes our community one of a kind—and helps keep it that way.

UNDERSTANDING THE BOND



One thing many buyers hear about when moving to The Villages is the "bond."

A bond is not the same as a mortgage. It helps pay for community infrastructure and improvements such as roads, utilities, rec centers, pools, golf courses, and other development costs within the area.



Bonds are typically paid annually through the property tax bill.



In general, as you travel from the newer southern areas of The Villages toward the older northern areas, homes are more likely to have lower remaining bond balances or bonds that have already been paid off. Some homeowners also choose to pay their bond off early, so occasionally homes in newer areas may already have a bond that has already been paid off as well.



Every home is different, so buyers should always verify the current bond balance and annual amount during the purchase process.



Shopping, Dining & Everyday Services



One of the things many residents enjoy about life in The Villages is the convenience of having shopping, restaurants, grocery stores, pharmacies, and everyday services located throughout the community and nearby areas.

Healthcare facilities, medical offices, urgent care centers, and hospitals are also located throughout The Villages and surrounding communities, making it convenient for many residents to access routine and specialized care.

Everyday Conveniences Include:



Grocery stores and shopping plazas throughout the area



Casual dining, restaurants, and town square dining



Pharmacies and nearby healthcare services



Banks, salons, and everyday essentials



Golf cart accessible shopping and dining throughout the community



Medical offices, urgent care centers and nearby hospitals



Lowe's



Sprouts Farmer's Market



Dining & Shopping at Brownwood



The Lighthouse Restaurant



Starbucks



Shops at Lake Sumter Landing



Publix



Good to Know

Most everyday needs can be met within minutes—whether you're heading to the grocery store, meeting friends for lunch, visiting the doctor, or running errands around town.



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Shopping and Everyday Essentials Map

North

From grocery stores and restaurants to medical offices and home improvement centers, this map highlights many of the everyday essentials located throughout the northern area of The Villages.

The Villages North Shopping & Services Map



Good to Know

Many of these locations are just a golf cart ride away via the extensive golf cart paths throughout The Villages.



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YOUR GUIDE TO LIVING IN THE VILLAGES



Shopping and Everyday Essentials Map

South

The southern area of The Villages continues to grow, with new shopping, dining, medical offices, and other conveniences being added over time. This map highlights many of the everyday essentials you'll find throughout this expanding area.

The Villages South Shopping & Services Map



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Which Home Style *Is Right for You?*



The Villages offers a wide variety of home styles and price ranges, from smaller villas and cottages to larger designer and premier homes. Different neighborhoods and areas may offer different styles, layouts, and price points.

Home Style Categories

The following list of home style categories include many different models, floorplans, and price ranges within each category:



Did You Know?

There are dozens of different floor plans within these home categories. Each offers unique features and options to fit different lifestyles and needs.



Premier Homes



Designer Homes



Veranda Homes



Cottage Style Homes



Courtyard Villas



Garden Villas



Patio Villas



Manufactured Homes (in some areas)



Home features can vary widely throughout the community and may include golf cart garages, privacy walls, expanded lanais, different garage sizes, golf course or water views, a variety of construction styles and floorplans, and many other design and lifestyle features.



Want to explore more?

For a closer look at different home styles, neighborhoods, and layouts throughout The Villages, be sure to visit my website and watch for upcoming videos and home tours.



Kimberly Volean

— LPT REALTY —

YOUR GUIDE TO LIVING IN THE VILLAGES

Fun Facts About The Villages, Florida

There is really something special about this little corner of Florida. Whether you're considering a move or you've already fallen in love with the lifestyle, these fun facts offer a glimpse into the size, amenities, and unique community spirit that make The Villages such a remarkable place to live.

-  ★ More than 150 recreation centers
-  ★ More than 250 pickleball courts
-  ★ More than 100 tennis courts
-  ★ More than 100 swimming pools
-  ★ The Villages has its own polo stadium and polo leagues
-  ★ The Villages polo club has some of the largest polo crowds in the U.S. with over 30,000 spectators per year



-  ★ More than 60 golf courses
-  ★ More than 70,000 golf carts travel throughout the community
-  ★ Hundreds of miles of dedicated golf-cart paths connect The Villages, Florida
-  ★ Thousands of tee times available every day

-  ★ Many shops, restaurants, recreation centers, and medical offices can be reached by golf cart
-  ★ Thousands of clubs and activities
-  ★ Four town squares featuring live entertainment throughout the year, plus popular gathering spots such as Sawgrass Grove and Middleton
-  ★ More than 130 restaurants
-  ★ People from all 50 states have chosen to make The Villages their home



It's more than a place—
IT'S A LIFESTYLE.

From active living and endless amenities to a welcoming community and beautiful Florida weather, The Villages truly lives up to its reputation!



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YOUR GUIDE TO LIVING IN THE VILLAGES

Your Moving to THE VILLAGES CHECKLIST

Planning your move is easier when you have a checklist. Use this guide to help you prepare before you buy, before you move, and after you arrive in your new home.



BEFORE YOU BUY

- ☐  Visit The Villages if possible and explore several neighborhoods
- ☐  Decide which area best fits your lifestyle (North, Central, or South)
- ☐  Learn about the different home styles available
- ☐  Understand the Bond, Amenity Fee, and annual property taxes
- ☐  Determine your home-buying budget
- ☐  Research healthcare providers and nearby hospitals
- ☐  Explore recreation centers, golf courses, clubs, and activities
- ☐  Download maps and community resources
- ☐  Choose a knowledgeable local Realtor to guide you through the process



Helpful Tip

The more you learn now, the easier your move will be later. Take time to explore, ask questions, and enjoy the process!



BEFORE YOU MOVE

- ☐  Schedule electric, water, internet, and television service
- ☐  Submit your USPS Change of Address
- ☐  Notify banks, insurance companies, and important contacts
- ☐  Transfer prescriptions and medical records
- ☐  Schedule movers or reserve a moving truck
- ☐  Gather closing documents and homeowner information
- ☐  Update subscriptions and online accounts
- ☐  Pack an "Open First" box with daily essentials
- ☐  Review homeowners insurance and coverage needs



Remember...

Take time to explore, try new activities, meet new people, and most importantly—enjoy the lifestyle you've been dreaming of!



Welcome Home!

Congratulations on your move to The Villages! These final steps will help you settle in and start enjoying everything this amazing community has to offer.



AFTER YOU MOVE

- ☐  Visit your Regional Recreation Center
- ☐  Obtain your Resident Lifestyle ID Cards
- ☐  Set up gate access and guest passes
- ☐  Explore the town squares near your home
- ☐  Visit your closest recreation center
- ☐  Register your vehicle(s) in Florida (if establishing residency)
- ☐  Obtain a Florida driver's license (if establishing residency)
- ☐  Apply for Homestead Exemption (if eligible)
- ☐  Register your golf cart and review golf cart safety guidelines
- ☐  Find your nearest shopping plaza, grocery store, and pharmacy
- ☐  Introduce yourself to your neighbors
- ☐  Attend your first club meeting, class, or social event
- ☐  Watch your first sunset from one of The Villages' beautiful town squares or waterfront areas



Remember...

Take time to explore, try new activities, meet new people, and most importantly—enjoy the lifestyle you've been dreaming of!



*You're not just moving to a community
you're joining a way of life.*

— WELCOME HOME! — 



Helpful CONTACTS & RESOURCES

The following contacts may be helpful as you settle into your new home in The Villages, Florida.



The Villages Community Development District (CDD)

Utilities, amenity fees, recreation centers, resident ID cards, guest passes, and community information.

352-753-4508



The Villages Utilities

Water, sewer, sanitation and utility billing.

352-750-0000



SECO Energy *(most homes are served by SECO Energy)*

Customer Service, Electric service, new service requests, account setup, billing questions, and outage reporting.

352-793-3801



TECO (Tampa Electric)

Customer care, electric service, new account setup, billing questions, service transfers, and customer support.

888-223-0800



Xfinity

Internet and television services, phone service, account setup and transfer, billing questions, and technical support.

800-934-6489



Spectrum

Internet and television services, phone services, account setup and transfer, billing questions, and technical support.

833-267-6094



The Villages Sales and Information Centers

General information and visitor services, resident resources, community and neighborhood information.

352-753-6655



County Property Appraiser's Office

Homestead Exemption information

Marion County: **352-368-8300**

Sumter County: **352-569-6800**

Lake County: **352-253-2150**

★ *Don't forget to apply for your Homestead Exemption if this will be your primary Florida residence. Applications are generally due by March 1.*



County Tax Collector's Office

Vehicle registration, license plates, driver's licenses, and Florida ID cards

Marion County: **352-368-8200**

Sumter County: **352-569-6740**

Lake County: **352-343-9602**



The Villages Daily Sun Newspaper

Local news, community information and lifestyle features

352-753-1119



The Villages Daily Sun Subscription Services

352-751-7964



The Villages Recreation Department

Clubs, activities, recreation centers and Enrichment Academy

352-674-1800



The Villages Health

Primary care, specialty care, healthcare service, and patient support.

844-884-9355

Kimberly Volcan



Your Guide.

HELPING YOU FIND HOME IN THE VILLAGES



One of the things I enjoy most about real estate is helping people through the transition to a new home and a new chapter in life. I created this guide to answer common questions, simplify the moving process, and share some of the things that make The Villages, Florida such a special place to call home.



MEET KIM VOLEAN

— BROKER ASSOCIATE | LPT REALTY —

As a Broker Associate, in The Villages and surrounding areas, I'm dedicated to help my clients sell their current home or find the home of their dreams and whether you are buying or selling or just curious about the local market, I would love to offer my support and service to you. Licensed since 1989, I have over 30 years of experience in residential real estate and I know the local market and community – both as an agent and a neighbor. I will help guide you through the home buying or selling process smoothly, making your real estate experience a memorable and enjoyable one.

♥ *Questions about moving to The Villages? I'd be happy to help.*

HOW TO REACH ME:



Phone/Text: 352-396-3005



Email: Kim@KimberlyVolean.com



Website: www.kimberlyvolean.com

Serving The Villages, Florida and surrounding communities



YOUR NEXT CHAPTER *Starts Here*



Thank you for taking the time to explore
The Villages with me.

Whether you're still dreaming,
actively planning your move,
or ready to find the perfect home,
I'd be honored to help you
every step of the way.

*If you ever have questions—
even if you're just getting started—
please don't hesitate to reach out.*

♥ I look forward to
welcoming you
to this wonderful community.



A wonderful
place
TO LIVE



A vibrant
lifestyle
TO ENJOY



A community
you'll
LOVE

Kimberly Volean
— LPT REALTY —



352.209.0373



kimberlyvolean@gmail.com



kimberlyvolean.com

Helping you
find more than
a home...

Helping you find
your place.



*I hope this guide helped you feel
— a little closer to calling*

The Villages home.

EXPLORE. PLAY. CONNECT.