



G5109249 1947 TRANQUILITY LN, THE VILLAGES, FL 32162



County: Sumter

Subdiv: VILLAGES OF SUMTER FAIRWINDS VILLAS

Subdiv/Condo:

Beds: 3

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: \$253.87

Sold Date: 07/16/2026

Sold Price: \$394,000

SP/SqFt: \$238.21

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: \$419,900

Year Built: 2012

Special Sale: None

ADOM: 95

CDOM: 95

Pets:

Max Times per Yr:

Carport: No **Spcs:**

Permit Number:

Proj Comp Date:

Heated Area: 1,654 SqFt / 154 SqM

Total Area: 2,334 SqFt / 217 SqM

MAJOR PRICE REDUCTION • BRAND NEW ROOF • BOND PAID • TURNKEY -This beautifully maintained Grantham Model Courtyard Villa in the Village of St. James is now being offered at an exceptional value and priced in line with today's market! Featuring 3 Bedrooms, 2 Bathrooms, and 1,654 Square Feet of Living Space, this Block and Stucco Home offers High Ceilings, a welcoming Formal Entry, and a striking Custom Accent Wall that beautifully highlights the spacious Living Room. Interior upgrades include Tile Flooring throughout the Living Room, Dining Room, Hallways, Kitchen, and Bathrooms, with Luxury Vinyl Flooring in all Bedrooms. The Kitchen is beautifully appointed with Granite Countertops, Upgraded Appliances, a Gas Stove, Elegant Pendant Lighting, and abundant Cabinet and Counter Space. The spacious Primary Suite features a Walk-In Closet and En Suite Bathroom, while the generously sized Guest Bedrooms provide comfortable accommodations for family and friends. The Guest Bathroom includes a Tub. Additional highlights include a convenient Indoor Laundry Room separating the Kitchen and Dining Area from the Garage, Low-Maintenance Landscaping, and a private Screened Lanai perfect for relaxing or entertaining. This exceptional Turnkey home includes High-Quality Furnishings, Three Large-Screen Televisions, Stereo System, Fully Stocked Kitchen, Décor and Artwork, Linens, Lanai Furniture, Grill, and more — simply bring your suitcase and begin enjoying The Villages lifestyle immediately! Ideally located between CR 466 and CR 466A near the Sterling Heights Recreation Center, Community Pool, Shopping, Medical Facilities, and the town squares of Brownwood Paddock Square and Lake Sumter Landing Market Square offering Dining, Shopping, and Nightly Entertainment. Situated in a Quiet and Friendly Neighborhood, this home offers tremendous value, comfort, and convenience in one of Florida's most sought-after active adult communities.

Land, Site, and Tax Information

Legal Desc: LOT 79 THE VILLAGES OF SUMTER FAIRWINDS VILLAS PB 12 PGS 13-13A

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

Subdivision #:

Between US 1 & River:

Tax ID: [D34V079](#)

Taxes: \$3,902

Homestead: Yes

CDD: Yes

AG Exemption YN:

Alt Key/Folio #: D34V079

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: 2025

Annual CDD Fee: 383

Block/Parcel: D34V079

Front Exposure: South

Lot #: 79

Other Exemptions:

Additional Tax IDs:

Complex/Comm Name:

SW Subd Name:

Flood Zone Date: 09/27/2013

Floor #:

Total # of Floors:

Census Block: 1

MH Model:

Flood Zone Panel: 12119C0069D

Census Tract: 911204

MH Width:

Lot Size Acres: 0.11

Monthly Rental Amount:

Month To Month Or Weekly Y/N:

Lot Size: 4,792 SqFt / 445 SqM

End Date of Lease:

Waterfront Ft: 0

Water Name:

Water Extras: No

Interior Information

A/C: Central Air

Heat/Fuel: Electric, Natural Gas

Heated Area Source: Public Records

Laundry Features: Inside, Laundry Room

Flooring Covering: Luxury Vinyl, Tile

Security Feat:

Total Area Source: Public Records

Window Features:

Fireplace: No

Accessibility Features:

Utilities: Electricity Connected

Water: Public

of Wells:

Additional Rooms:

Interior Feat: Ceiling Fans(s), High Ceiling(s), Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Stone Counters, Tray Ceiling(s), 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	27x14	Tile		Ceiling Fan(s)
Dining Room	First	9.75x11.75	Tile		
Kitchen	First	10.8x11.75	Tile		Granite Counters
Primary Bedroom	First	14x12.75	Luxury Vinyl	Walk-in Closet	En Suite Bathroom
Bedroom 2	First	10.75x14.75	Luxury Vinyl	Built-in Closet	Ceiling Fan(s)
Bedroom 3	First		Luxury Vinyl	Built-in Closet	Ceiling Fan(s)
Balcony/Porch/Lanai	First	8x18.8	Tile		

Exterior Information

Other Structures:

Ext Construction: Block, Stucco

Roof: Shingle

Foundation: Slab

Property Attached Y/N:
Garage Dim:

Property Description:

Architectural Style:

Ext Features: Outdoor Grill, Private Yard, 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: Concrete

Road Responsibility:

Green Features

Green Energy Generation:

Green Energy Generation Y/N: No

Community Information

Community Features: Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Gated Community - No Guard, 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: \$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

Association Approval Required: No

Building Elevator Y/N:

Lease Restrictions: Yes

Years of Ownership Prior to Leasing Required: No

Minimum Lease Period:No Minimum

Number of Ownership Years Prior to Lease: 0

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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