

**G5042957 8975 SE 168TH TAILFER ST, THE VILLAGES, FL 32162****County:** Marion**Subdiv:** THE VILLAGES**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:****Builder Model:** BONITA**LP/SqFt:** \$254.07**Sold Date:** 08/13/2021**Sold Price:** \$375,000**SP/SqFt:** \$254.07**Home Warranty Y/N:****Flood Zone Code:**X**Total Annual Assoc Fees:**1,968.00**Average Monthly Fees:**164.00**Status:** Sold**Backups Requested:** No**List Price:** \$375,000**Year Built:** 2002**Special Sale:** None**ADOM:** 2**CDOM:** 2**Pets:** Yes**Max Times per Yr:****Carport:** No **SpCs:****Permit Number:****Proj Comp Date:****Heated Area:**1,476 SqFt / 137 SqM**Total Area:**

\$80,000 IN UPGRADES...VERY LOW BOND BALANCE**WELCOME TO PARADISE....3/2 BONITA COURTYARD VILLA in one of the most EXCEPTIONAL GOLF FRONT/WATER VIEW villas with a South Exposure. Located in the QUIET Village of BRIAR MEADOW, this GOLF FRONT COURTYARD Villa has a NEW ROOF 2019, HVAC 2015, TANKLESS WATER HEATER 2013, NEW PELLA LOW E WINDOWS, BRAND NEW DIMMER LIGHTING. Lovely curb appeal with low maintenance ROCK and shrubs. Notice the GLASS screen door, upgraded FRONT DOOR and GUTTERS around the home. As you enter the home there is LARGE TILE flooring in the entry, kitchen, with pull-outs. Hallway that leads to the front bedroom, INDOOR laundry room with extra storage. WHAT A VIEW to the outside OASIS!!! Notice the VOLUME CEILINGS, LAMINATE flooring throughout the DINING ROOM/LIVING ROOM, upgraded BLINDS and whole home INTERCOM/RADIO system with speakers. Front bedroom has tile flooring, a closet and is being used as a music room. Bedroom 2 has carpet and a closet. Guest bathroom has QUARTZ COUNTER, TILE and TUB/SHOWER COMBO plus SOLAR TUBE. The Master Suite has LAMINATE flooring, PLANTATION SHUTTERS, a Walk-in Closet, En-Suite bath with QUARTZ counters, SOLAR TUBE and a slider leading to the Enclosed Lanai. Lanai leads to a LARGE BIRDCAGE (approx. 20ftx14ft) with a view of NANCY LOPEZ GOLF COURSE. Enjoy the peaceful surroundings including a WATER VIEW, a beautiful GUITAR FOUNTAIN, a ROCK WATERFALL, REMOTE AWNING, STRATEGICALLY PLACED LASER LIGHTING THROUGHOUT THE LANDSCAPING creating a welcoming ambience for you to entertain your friends whilst enjoying your PRIVATE OASIS. FIRST IMPRESSION...BEST IMPRESSION!!!

Land, Site, and Tax Information**Legal Desc:** SEC 28 TWP 17 RGE 23 PLAT BOOK 006 PAGE 101 VILLAGES OF MARION - QUAIL RIDGE VILLAS LOT 20**SE/TP/RG:** 28-17S-23E**Subdivision #:****Between US 1 & River:****Tax ID:** [6703-020-000](#)**Taxes:** \$2,710**Homestead:** Yes**CDD:** Yes**AG Exemption YN:****Add Parcel:** No**# of Parcels:****Ownership:** Fee Simple**SW Subd Condo#:****Development:****Flood Zone:** X**Floors in Unit/Home:** One**Bldg Name/#:****Book/Page:** 006-101,VILLAG**MH Make:****Land Lease Y/N:** No**Land Lease Fee:****Planned Unit Dev:** Yes**Lot Dimensions:** 53x91**Existing Lease/Tenant:** No**Days Notice To Tenant If Not Renewing:****Water Frontage:**No**Water Access:** No**Water View:** Yes-Pond**Addtl Water Info:****Zoning:** PUD**Future Land Use:****No Drive Beach:****Zoning Comp:****Tax Year:** 2020**Annual CDD Fee:** 263**Additional Tax IDs:****Complex/Comm Name:** BRIAR MEADOW**SW Subd Name:****Flood Zone Date:****Floor #:****Total # of Floors:** 1**Census Block:****MH Model:****Lot Size Acres:** 0.11**Monthly Rental Amount:****Month To Month Or Weekly Y/N:****Waterfront Ft:** 0**Water Name:****Water Extras:** No**Block/Parcel:** 0**Front Exposure:** North**Lot #:** 20**Other Exemptions:****Flood Zone Panel:****Census Tract:****MH Width:****Lot Size:** 4,792 SqFt / 445 SqM**End Date of Lease:****Interior Information****A/C:** Central Air**Heat/Fuel:** Central**Heated Area Source:**Public Records**Laundry Features:** Inside, Laundry Room**Fireplace:** No**Accessibility Features:****Flooring Covering:** Carpet, Ceramic Tile, Laminate**Security Feat:** Smoke Detector(s)**Total Area Source:****Window Features:****Furnishings:**

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Natural Gas Connected, Public, Sewer Connected, Sprinkler Meter, Underground Utilities, Water Connected

Water: Public

Sewer: Public Sewer

of Wells:

of Septics:

Additional Rooms: Inside Utility

Interior Feat: Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Split Bedroom, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Incl: Dishwasher, Disposal, Dryer, Ice Maker, Microwave, Range, Tankless Water Heater

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Living Room	First	14x14			
Dining Room	First	10x10			
Primary Bedroom	First	13x12			
Bedroom 2	First	11x12			
Bedroom 3	First	13x10			
Balcony/Porch/Lanai	First	15x8			
Kitchen	First	10x11			

Exterior Information

Other Structures:

Ext Construction: Vinyl Siding, Wood Frame

Roof: Shingle

Foundation: Slab

Property Attached Y/N:

Garage Dim:

Property Description:

Architectural Style:

Ext Features: Irrigation System, Sprinkler Metered

Other Equipment:

Patio And Porch Features:

Pool: Community

Pool Dimensions:

Spa and Features:

Pool Features:

Vegetation:

View:

Farm Type:

Barn Features:

Horse Amenities:

Fencing: Fenced

of Stalls:

Paddocks/Pastures:

Road Surface Type: Paved

Road Responsibility:

Green Features

Community Information

Community Features: Deed Restrictions, Golf Carts OK, Golf Community, Irrigation-Reclaimed Water, Pool, Tennis Court(s)

HOA / Comm Assn: No

HOA Fee:

HOA Pmt Sched:

Mo Maint\$(add HOA):

Master Assn/Name:

Master Assn Fee:

Master Assn Ph:

Monthly HOA Amount:

Other Fee: \$164.00 / Monthly

Condo Fee:

Monthly Condo Fee:

Housing for Older Per: Yes

Affidavit:

Expire/Renewal Date:

FCHR Website Y/N:

Max Pet Wt:

Pet Restrictions: SEE DEED RESTRICTIONS

Can Property be Leased: Yes

Building Elevator Y/N:

Association Approval Required: No

Years of Ownership Prior to Leasing Required: No

Lease Restrictions: No

Minimum Lease Period:No Minimum

Additional Lease Restrictions: SEE DEED RESTRICTIONS

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