

**G5066580 3167 WILLOW BROOK LN, THE VILLAGES, FL 32162****County:** Sumter**Status:** Sold**Subdiv:** VILLAGES/SUMTER CARRIAGE HSES/**Backups Requested:** No**Subdiv/Condo:****List Price:** \$545,000**Beds:** 2**Year Built:** 2001**Baths:** 2/0**Special Sale:** None**Pool:** None**ADOM:** 45**Property Style:** Single Family Residence**CDOM:** 45**Lot Features:****Total Acreage:** 0 to less than 1/4**Minimum Lease Period:** No Minimum**Garage:** Yes **Attch:** Yes **Spcs:** 1**Garage/Parking Features:****Pets:** Yes**Max Times per Yr:****Carport:** No **Spcs:****Permit Number:****Assigned Spcs:****Proj Comp Date:****New Construction:** No**Property Condition:****LP/SqFt:** \$359.97**Heated Area:** 1,514 SqFt / 141 SqM**Sold Date:** 05/22/2023**Total Area:** 1,514 SqFt / 141 SqM**Sold Price:** \$533,000**SP/SqFt:** \$352.05**Home Warranty Y/N:****Flood Zone Code:**x**Total Annual Assoc Fees:** 4,118.00**Average Monthly Fees:** 343.17

This beautiful home has a Million Dollar Golf Course View, and is located in the Carriage Houses at Glenview in The Villages. It boasts two bedrooms, two bathrooms and over 1500 square feet of living space. The home is being sold FULLY FURNISHED, has a brand NEW ROOF (May 2023) and the BOND HAS BEEN PAID! It resides just outside the Glenview Country Club and has a gorgeous view of the Glenview Championship Golf Course. The MAINTENANCE FREE LANDSCAPING, the NEWLY SURFACED DRIVEWAY AND FRONT WALKWAY along with the formal entryway welcomes you into this unique home where you will notice many custom features that set it apart from other homes throughout The Villages. You will notice beautiful finishes like the crown moldings, the tile flooring in the formal foyer, the Florida style furnishings with a Tommy Bahama flair, dimmers on the light switches and the Central Stereo Sound System that are all such a refreshing surprise as you walk through the home. Other features include a smart lock system on the front door, a Nest Thermostat, a master suite with a generous sized walk-in closet and bathroom and ceiling fans throughout the home. In addition, there is a formal dining room, a kitchen with separate breakfast nook, gas stove and food incinerator, and there is a private screened in lanai, great for relaxing with a morning cup of coffee or enjoying time with friends and family and taking in the beautiful golf course views. The A/C unit was replaced in 2018 and the water heater in 2020. This home is conveniently located near Spanish Springs and Lake Sumter Landing Town Squares, restaurants, including the nearby Glenview Country Club restaurant, medical offices and shopping, yet is in an area that is serene and private, giving you the best that living in The Villages has to offer!

Land, Site, and Tax Information**Legal Desc:** LOT 11 THE VILLAGES OF SUMTER CARRIAGE HOUSES AT GLENVIEW PB 5 PG 47-47A**SE/TP/RG:** 4-18S-23E**Subdivision #:****Between US 1 & River:****Tax ID:** [D04K011](#)**Taxes:** \$3,227**Homestead:** No**CDD:** No**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:** 5-47-47A**MH Make:****Land Lease Y/N:** No**Land Lease Fee:****Planned Unit Dev:****Lot Dimensions:** 51x90**Existing Lease/Tenant:** No**Days Notice To Tenant If Not Renewing:****Water Frontage:** No**Water Access:** No**Water View:** No**Addtl Water Info:****Zoning:** R**Future Land Use:****Block/Parcel:** D04K01**No Drive Beach:****Zoning Comp:****Front Exposure:** South**Tax Year:** 2022**Lot #:** 11**Annual CDD Fee:** 0**Other Exemptions:****Additional Tax IDs:****Complex/Comm Name:****SW Subd Name:****Flood Zone Date:****Flood Zone Panel:****Floor #:****Total # of Floors:****Census Block:****Census Tract:****MH Model:****MH Width:****Lot Size Acres:** 0.11**Lot Size:** 4,590 SqFt / 426 SqM**Monthly Rental Amount:****End Date of Lease:****Month To Month Or Weekly Y/N:****Waterfront Ft:** 0**Water Name:****Water Extras:** No**Interior Information****A/C:** Central Air**Heat/Fuel:** Central**Heated Area Source:** Public Records**Laundry Features:****Fireplace:** No**Accessibility Features:****Utilities:** Cable Available, Electricity Connected**Water:** Public**Flooring Covering:** Carpet, Tile**Security Feat:****Total Area Source:** Public Records**Window Features:****Furnishings:** Turnkey**Sewer:** Public Sewer

of Wells:**# of Septics:****Additional Rooms:****Interior Feat:** Ceiling Fans(s), Crown Molding, Primary Bedroom Main Floor**Appliances Incl:** Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Gas Water Heater, Microwave, Range, Refrigerator, Washer

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Living Room	First	14x17	Carpet		Ceiling Fan(s)
Primary Bedroom	First	13.75x14	Carpet		Ceiling Fan(s)
Bedroom 2	First	13x13	Carpet		Ceiling Fan(s)
Kitchen	First	13x9	Tile		
Dinette	First	8x9	Tile		
Dining Room	First	10x14	Carpet		

Exterior Information**Other Structures:****Ext Construction:** Block**Roof:** Shingle**Foundation:** Block**Property Attached Y/N:****Garage Dim:****Property Description:****Architectural Style:****Ext Features:** Lighting**Other Equipment:****Patio And Porch Features:****Pool:** None**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****Community Information**

HOA / Comm Assn: Yes	HOA Fee: \$1,850	HOA Pmt Sched: Annually	Mo Maint\$(add HOA):
Master Assn/Name: No		Master Assn Fee:	Master Assn Ph:
Monthly HOA Amount: \$154		Other Fee: \$189.00 / 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			
Minimum Lease Period: No Minimum			
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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