

**G5112176 2246 CRESTVIEW ST, THE VILLAGES, FL 32162****County:** Sumter**Status:** Sold**Subdiv:** VILLAGES OF SUMTER CRESTVIEW VILLAS**Backups Requested:** No  
**List Price:** \$378,000**Subdiv/Condo:****Beds:** 3**Year Built:** 2010**Baths:** 2/0**Special Sale:** None**Pool:** Community**ADOM:** 4**Property Style:** Villa**CDOM:** 4**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:** \$270.58**Sold Date:** 06/15/2026**Sold Price:** \$378,000**SP/SqFt:** \$270.58**Home Warranty Y/N:****Flood Zone Code:** X**Total Annual Assoc Fees:** 2,448.00**Average Monthly Fees:** 204.00**Pets:****Max Times per Yr:****Carport:** No **Spcs:****Permit Number:****Proj Comp Date:****Heated Area:** 1,397 SqFt / 130 SqM**Total Area:** 1,948 SqFt / 181 SqM

NEW ROOF - PRIVATE BACKYARD - LUXURY VINYL FLOORING THROUGHOUT! Welcome to this beautifully maintained Bonita Model Courtyard Villa in the Village of Buttonwood, ideally located in the heart of The Villages between CR 466 and CR 466A, with convenient access to both Brownwood Paddock Square and Lake Sumter Landing Market Square. Built in 2010, this spacious 3-Bedroom, 2-Bath Home offers approximately 1,397 Square Feet of comfortable living space with Luxury Vinyl Flooring and Tile Throughout and absolutely No Carpet. The thoughtfully designed floor plan features a Spacious Kitchen with Pantry, Indoor Laundry Room, and a bright open Living Area that flows beautifully into the Screened Lanai overlooking a Large, Private Backyard — the perfect setting for relaxing or entertaining. A beautiful, inviting Hot Tub is included with the sale, creating your own private retreat right at home. The Primary Suite offers a Walk-In Closet and an Updated Ensuite bathroom with a new Tiled Shower with Glass Door. Additional highlights include a new Roof and Hot Water Heater, a One-And-A-Half-Car Garage and the Privacy and Low-Maintenance Lifestyle that Courtyard Villa Living is known for. Located just minutes from Shopping, Restaurants, Medical facilities, Golf, Recreation Centers, and Nightly Entertainment at both Town Squares, this home offers the an exceptional opportunity to enjoy everything that makes life in The Villages so special.

**Land, Site, and Tax Information****Legal Desc:** LOT 53 THE VILLAGES OF SUMTER CRESTVIEW VILLAS PB 11 PGS 31-31A**SE/TP/RG:** 33-18S-23E**Subdivision #:****Between US 1 & River:****Tax ID:** [D33F053](#)**Taxes:** \$3,924**Homestead:** Yes**CDD:** Yes**AG Exemption Y/N:****Alt Key/Folio #:** D33F053**Add Parcel:** No**# of Parcels:****Ownership:** Fee Simple**SW Subd Condo#:****Development:****Flood Zone:** X**Floors in Unit/Home:** One**Bldg Name/#:****Book/Page:** 11-31-31A**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:** D33F05**Front Exposure:** Southeast**Lot #:** 53**Other Exemptions:****Additional Tax IDs:****Complex/Comm Name:****SW Subd Name:****Flood Zone Date:** 09/27/2013**Flood Zone Panel:** 12119C0069D**Floor #:****Total # of Floors:****Census Block:** 1**Census Tract:** 911204**MH Model:****MH Width:****Lot Size Acres:** 0.11**Lot Size:** 4,573 SqFt / 425 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:** Inside, Laundry Room**Fireplace:** No**Accessibility Features:****Utilities:** Electricity Connected**Water:** Public**Flooring Covering:** Luxury Vinyl, Tile**Security Feat:****Total Area Source:** Public Records**Window Features:****Furnishings:** Negotiable**Sewer:** Public Sewer

**# of Wells:****Additional Rooms:****Interior Feat:** Crown Molding, High Ceiling(s), Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, 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 | 14.75x14.5 | Luxury Vinyl |                 | Ceiling Fan(s)    |
| Kitchen             | First | 11.3x10.2  | Tile         |                 | Pantry            |
| Dining Room         | First | 11.3x14.5  | Luxury Vinyl |                 |                   |
| Primary Bedroom     | First | 12.6x13.5  | Luxury Vinyl | Walk-in Closet  | En Suite Bathroom |
| Bedroom 2           | First | 12.8x13.5  | Luxury Vinyl | Built-in Closet | Ceiling Fan(s)    |
| Bedroom 3           | First | 10x13.2    | Luxury Vinyl | Built-in Closet | Ceiling Fan(s)    |
| Balcony/Porch/Lanai | First | 8.5x14.5   | Concrete     |                 |                   |

**# of Septics:****Exterior Information****Other Structures:****Ext Construction:** Vinyl Siding, Wood Frame (FSC)**Roof:** Shingle**Foundation:** Slab**Property Attached Y/N:****Garage Dim:****Property Description:****Architectural Style:****Ext Features:** Sliding Doors**Other Equipment:****Patio And Porch Features:****Pool:** Community**Pool Dimensions:****Spa and Features:** Yes-Above Ground, Heated**Pool Features:****Vegetation:****View:****Farm Type:****Horse Amenities:****# of Stalls:****Road Surface Type:** Paved**Road Responsibility:****Barn Features:****Fencing:****# Paddocks/Pastures:****Green Features****Green Energy Generation:****Green Energy Generation Y/N:** No**Community Information****Community Features:** Clubhouse, Community Mailbox, Deed Restrictions, Gated Community - No Guard, Golf Carts OK, Golf Community, Pool, Tennis Court(s), Wheelchair Access**HOA / Comm Assn:** No**HOA Fee:****Master Assn/Name:**No**Monthly HOA Amount:****Condo Fee:****Housing for Older Per:** Yes**Affidavit:****Can Property be Leased:** Yes**Association Approval Required:** No**Lease Restrictions:** Yes**Minimum Lease Period:**No Minimum**Approval Process:** See Lease Restrictions**Additional Lease Restrictions:** See Lease Restrictions**HOA Pmt Sched:****Master Assn Fee:****Other Fee:** \$204.00 / Monthly**Monthly Condo Fee:****Expire/Renewal Date:****Building Elevator Y/N:****Years of Ownership Prior to Leasing Required:** No**Number of Ownership Years Prior to Lease:** 0**Mo Maint\$(add HOA):****Master Assn Ph:****FCHR Website Y/N:**

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