

**G5077142 17870 SE 107TH CT, SUMMERFIELD, FL 34491**

County: Marion
Subdiv: SPRUCE CRK SOUTH VIIA
Subdiv/Condo:
Beds: 2
Baths: 2/0
Pool: None
Property Style: Single Family Residence
Lot Features:
Total Acreage: 0 to less than 1/4
Minimum Lease Period: No Minimum
Garage: Yes **Attch:** Yes **Spcls:** 1
Garage/Parking Features:
Assigned Spcls:
Garage or Carport Spaces: 1
New Construction: No
Property Condition:
LP/SqFt: \$202.94
Sold Date: 03/05/2024
Sold Price: \$230,000
SP/SqFt: \$198.62
Home Warranty Y/N:
Flood Zone Code: x
Total Annual Assoc Fees: 2,052.60
Average Monthly Fees: 171.05

Status: Sold
Backups Requested: No
List Price: \$235,000

Year Built: 1993
Special Sale: None
ADOM: 43
CDOM: 43

Pets: Yes
Max Times per Yr:
Carport: No **Spcls:**
Permit Number:

Proj Comp Date:

Heated Area: 1,158 SqFt / 108 SqM
Total Area: 1,158 SqFt / 108 SqM

Two Bedroom, two bathroom, 1158 SF home located in the convenient and affordable 55+ gated, golf course community of Spruce Creek South in Summerfield, FL. This bright sunny home has a new roof (in 2022), new A/C (in 2022) and the windows were replaced in 2012. There is tile flooring in the kitchen, dining area and Florida room & laminate flooring in the living room, baths and bedrooms. The Kitchen offers light cabinets and a new refrigerator. There is a nice size primary bedroom with a walk-in closet and ensuite primary bath with large shower. The driveway has , front porch and back porch and the one car garage is oversized with room for storage, a smaller second car or a golf cart. The Spruce Creek South Community has a pool, a recreation center with plenty of activities to take part in and is located close to The Villages for great shopping, medical facilities and offices and nightly entertainment! Come take a look at this home as it will not be on the market for long!

Land, Site, and Tax Information

Legal Desc: SEC 35 TWP 17 RGE 23 PLAT BOOK 002 PAGE 090 SPRUCE CREEK SOUTH VIIA BLK I LOT 8

SE/TP/RG: 35-17S-23E

Subdivision #:

Between US 1 & River:

Tax ID: [6007-109-008](#)

Taxes: \$2,993

Homestead: No

CDD: No

AG Exemption YN:

Add Parcel: No

of Parcels:

Related MLS Number(s):

Ownership: Fee Simple

SW Subd Condo#:

Development:

Flood Zone: x

Floors in Unit/Home: One

Bldg Name/#:

Book/Page: 002-090SPRUCE

MH Make:

Land Lease Y/N: No

Land Lease Fee:

Planned Unit Dev:

Lot Dimensions: 85x90

Existing Lease/Tenant: No

Days Notice To Tenant If Not Renewing:

Water Frontage: No

Water Access: No

Water View: No

Addtl Water Info:

Zoning: PUD

Future Land Use:

Block/Parcel: I

No Drive Beach:

Zoning Comp:

Front Exposure: East

Tax Year: 2023

Lot #: 8

Annual CDD Fee:

Other Exemptions:

Additional Tax IDs:

Complex/Comm Name:

SW Subd Name:

Flood Zone Date:

Flood Zone Panel:

Floor #:

Total # of Floors: 1

Census Block:

Census Tract:

MH Model:

MH Width:

Lot Size Acres: 0.18

Lot Size: 7,841 SqFt / 728 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: In Garage

Fireplace: No

Accessibility Features:

Utilities: Public

Water: Public

of Wells:

Additional Rooms:

Interior Feat: Ceiling Fans(s)

Appliances Incl: Cooktop, Dishwasher, Dryer, Range, Refrigerator, Washer

Flooring Covering: Laminate, Tile

Security Feat:

Total Area Source: Public Records

Window Features:

Furnishings:

Sewer: Public Sewer

of Septics:

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Living Room	First	17x14	Laminate		Ceiling Fan(s)
Florida Room	First	9.5x14	Tile		Ceiling Fan(s)
Kitchen	First	9x12	Tile		
Dining Room	First	9.5x11	Tile		
Primary Bedroom	First	11x17	Laminate	Walk-in Closet	En Suite Bathroom
Bedroom 2	First	11.33x10	Laminate	Built-in Closet	Ceiling Fan(s)

Exterior Information

Other Structures:

Ext Construction: Vinyl Siding, Wood Frame (FSC)

Roof: Shingle

Foundation: Slab

Garage Dim: 15x23

Of Garage Attached:

Of Carport Attached:

Property Attached Y/N:

Garage SqFt:

Of Garage Detached:

Of Carport Detached:

Property Description:

Architectural Style:

Ext Features: Irrigation System, Lighting

Other Equipment:

Patio And Porch Features:

Pool: None

Pool Dimensions:

Pool Features:

Vegetation:

View:

Farm Type:

Horse Amenities:

of Stalls:

Road Surface Type: Paved

Road Responsibility:

Spa and Features:

Barn Features:

Fencing:

Paddocks/Pastures:

Green Features

Community Information

HOA / Comm Assn: Yes

HOA Fee: \$171

Master Assn/Name: No

Monthly HOA Amount: \$171

Condo Fee:

Social Membership:

Social Include:

Social Frequency:

Social 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: In Community Documents

Additional Lease Restrictions: Available in Lease Restrictions Document

HOA Pmt Sched: Monthly

Master Assn Fee:

Other Fee:

Monthly Condo Fee:

Social Deposit:

Social Contact:

Social Name:

Social Phone:

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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