

**G5054172 6032 NEILSON CT, THE VILLAGES, FL 32163****County:** Sumter**Subdiv:** VILLAGES/SOUTHERN OAKS KELLER**Subdiv/Condo:****Beds:** 3**Baths:** 2/0**Pool:** Community**Property Style:** Single Family Residence**Lot Features:** On Golf Course**Total Acreage:** 0 to less than 1/4**Minimum Lease Period:** No Minimum**Garage:** Yes **Attch:** Yes **Spchs:** 2**Garage/Parking Features:****Assigned Spchs:****New Construction:** No**Property Condition:****LP/SqFt:** \$353.77**Sold Date:** 06/14/2022**Sold Price:** \$506,000**SP/SqFt:** \$340.97**Home Warranty Y/N:****Flood Zone Code:** X**Total Annual Assoc Fees:** 2,148.00**Average Monthly Fees:** 179.00**Status:** Sold**Backups Requested:** No**List Price:** \$525,000**Year Built:** 2018**Special Sale:** None**ADOM:** 41**CDOM:** 41**Pets:** Yes**Max Times per Yr:****Carport:** No **Spchs:****Permit Number:****Proj Comp Date:****Heated Area:** 1,484 SqFt / 138 SqM**Total Area:** 2,225 SqFt / 207 SqM

Come and enjoy The Villages Lifestyle in this stunning TURNKEY, Courtyard Villa with a view of the Longleaf Golf Course and pond in your backyard. This home has upgrades galore! The kitchen is equipped with all Whirlpool stainless steel appliances, quartz countertops and French Vanilla cabinetry. New luxury vinyl plank flooring installed in all three bedrooms with ceramic tile installed on the diagonal in the main living areas; All Closets have had additional shelving added, the master closet has been customized, and with Plantation Shutters throughout! Oh, there is also a Nova Water Filtration System and Water Softener installed in the garage where the floor has just been epoxy painted and, it has room for a golf cart. This home has an enclosed Florida room with tempered glass and xeriscape landscaping for low maintenance that should allow you more time to play. Located in the Village of McClure conveniently located near the Everglades Recreation Complex and Magnolia Plaza Shopping & Dining is there for your daily pleasure. This Home is close to a softball complex, pickleball center and soccer fields all for the sports enthusiast.

Land, Site, and Tax Information**Legal Desc:** LOT 2 VILLAGES OF SOUTHERN OAKS KELLER VILLAS PB 17 PGS 3-3A**SE/TP/RG:** 33-19S-23E**Subdivision #:****Between US 1 & River:****Tax ID:** [G33J002](#)**Taxes:** \$5,053**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:** 17-3-3A**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:** Yes-Pond**Addtl Water Info:****Zoning:** RESI**Future Land Use:****Block/Parcel:** Lot 17**No Drive Beach:****Zoning Comp:****Front Exposure:** East**Tax Year:** 2021**Lot #:** 2**Annual CDD Fee:** 1,318**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:** 0.10**Lot Size:** 4,264 SqFt / 396 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:** Heat Pump**Heated Area Source:** Public Records**Laundry Features:** Laundry Room**Fireplace:** No**Accessibility Features:****Utilities:** Cable Connected, Electricity Connected, Natural Gas Connected**Water:** Public**# of Wells:****Additional Rooms:****Interior Feat:** Ceiling Fans(s), High Ceiling(s), Living Room/Dining Room Combo, Primary Bedroom Main Floor, Open Floorplan, Solid Surface Counters, Window Treatments**Flooring Covering:** Ceramic Tile, Laminate**Security Feat:****Total Area Source:** Public Records**Window Features:** Shutters**Furnishings:****Sewer:** Public Sewer**# of Septics:**

Appliances Incl: Dishwasher, Microwave, Range, Refrigerator, Tankless Water Heater, Washer, Water Softener

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Living Room	First	14.3x14.5	Ceramic Tile		
Dining Room	First	10.5x10.6	Ceramic Tile		
Kitchen	First	10.5x9.5	Ceramic Tile		
Primary Bedroom	First	13.1x13.2	Laminate		

Exterior Information

Other Structures:

Ext Construction: Concrete, Stucco

Roof: Shingle

Foundation: Slab

Property Attached Y/N:

Garage Dim:

Property Description:

Architectural Style:Courtyard

Ext Features: Sidewalk

Other Equipment:

Patio And Porch Features: Enclosed

Pool: Community

Pool Dimensions:

Spa and Features: No

Pool Features:

Vegetation: Trees/Landscaped

View: Golf Course, Water

Farm Type:

Horse Amenities:

of Stalls:

Road Surface Type: Asphalt

Road Responsibility:Public Maintained Road

Barn Features:

Fencing: Fenced

Paddocks/Pastures:

Green Features

Community Information

Community Features: Deed Restrictions, Fitness Center, Golf Carts OK, Golf Community, Park, Playground, Pool, Tennis Court(s)

Association Amenities: Fitness Center, Golf Course, Park, Pickleball Court(s), Playground, Pool

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: \$179.00 / 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: No

Minimum Lease Period:No Minimum

Additional 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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