

1318 BALBOA COURT THE VILLAGES FL 32159

https://candiscarmichael.com



1318 Balboa Ct, The Villages, FL -> SAN PEDRO COURTYARD VILLAS in VILLAGE OF RIO GRANDE (Sumter County). Adorable 2-bed, 2-bath, TURN-KEY villa with HUGE (pool, pet and patio) sized backyard space. END UNIT = MORE PRIVACY! Guest parking almost across the street! UPGRADES include: 2025 ROOF. Kitchen cabinetry (cherry-toned wood cabinets with raised panel [...])

- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 978 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRG5118646



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Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/G5118646>

Basics

Bathrooms Full: 2

Category: Villa

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 978 sq ft

Year built: 1994

Date added: Added 17 minutes ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 6000 sq ft

SubdivisionName: VILLAGES OF SUMTER SAN PEDRO
COURTYARD

ListOfficeName: LPT REALTY, LLC **GarageSpaces:** 1

ListAOR: mfrmls

Location Details

Township: 18S

Road Responsibility: Private Maintained Road

Road Surface Type: Concrete

Property Features



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Interior Features: Ceiling Fans(s), Crown Molding, Living Room/Dining Room Combo, Solid Surface Counters, Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments

Flooring: Tile

Garage YN: Yes

Garage Spaces: 1

Exterior Features: Courtyard

Architectural Style: Courtyard

Water Source: Public

Cooling: Central Air

Furnished: Turnkey

Appliances: Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Range, Refrigerator, Washer, Water Filtration System

Laundry Features: In Garage

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK, Number Limit

Roof: Shingle

Utilities: Cable Available, Electricity Available, Electricity Connected, Phone Available, Sewer Available, Sewer Connected, Water Available, Water Connected

Sewer: Public Sewer

Heating: Electric

Lot Features: Irregular Lot, Near Golf Course, Paved

Property Details

Subdivision Name: VILLAGES OF SUMTER SAN PEDRO COURTYARD

Levels: One

Builder Model: Baja

Construction Materials: Block, Stucco

Parcel Number: D13C037

Direction Faces: Northeast

Foundation Details: Slab

Listing Terms: Cash, Conventional

Association Information

Association YN: Yes

Association Fee Frequency: Annually

Association Amenities: Golf Course, Pickleball Court(s), Pool, Recreation Facilities, Shuffleboard Court, Tennis Court(s)

Association Fee: 50

Association Fee Includes: Pool, Recreational Facilities

Community Features: Association Recreation - Owned, Community Mailbox, Deed Restrictions, Golf Carts OK, Golf, Street Lights



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Fees&Taxes

Tax Year: 2025

Tax Other Annual Assessment Amount: 593

Tax Lot: 37

Tax Annual Amount: \$2,700

Tax Legal Description: LOT 37 THE VILLAGES OF SUMTER SAN PEDRO COURTYARD PLAT BOOK 4 PAGES 99-99A

Rooms

Room type	Dimensions	Level	Length	Width
Foyer	5x5	First	5	5
Kitchen	11x8	First	8	11
Dining Room	10x14	First	14	10
Living Room	19x14	First	14	19
Primary Bedroom	13x13	First	13	13
Bathroom 1	7x7	First	7	7
Bedroom 2	13x10	First	10	13
Bathroom 2	9x5	First	5	9
Balcony/Porch/Lanai	14x7	First	7	14



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Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Association Recreation - Owned, Community Mailbox, Deed Restrictions, Golf Carts OK, Golf, Street Lights

Utilities: Cable Available, Electricity Available, Electricity Connected, Phone Available, Sewer Available, Sewer Connected, Water Available, Water Connected

Amenities: Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Range, Refrigerator, Washer, Water Filtration System

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Courtyard

Features: Ceiling Fans(s), Crown Molding, Living Room/Dining Room Combo, Solid Surface Counters, Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments

Building Details

ArchitecturalStyle: Courtyard

Heating: Electric

Roof: Shingle

NewConstructionYN: No

Exterior material: Block, Stucco

Miscellaneous

Ownership: Fee Simple

Showing Requirements: Supra Lock Box, ShowingTime

Occupant Type: Vacant



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