

1609 MAGNOLIA AVENUE THE VILLAGES FL 32159

https://candiscarmichael.com



WALK to ORANGE BLOSSOM HILLS COUNTRY CLUB in The Villages, Florida. ON THE GOLF COURSE. Located on hole number 10 of Orange Blossom Hills Championship course, you are situated in a perfect location..AND WHAT A SPECTACULAR VIEW! Don't miss out on this 2/2 manufactured home on the Historic side of The Villages...being sold PARTIALLY furnished, [...]

- 2 beds
- 2 baths
- Residential
- Manufactured Home
- Active
- 1342 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRG5111298



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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/G5111298>

Basics

Bathrooms Full: 2

Category: Manufactured Home

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 1342 sq ft

Year built: 1987

SubdivisionName: THE VILLAGES

GarageSpaces: 2

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 5400 sq ft

View: Golf Course

ListOfficeName: LPT REALTY, LLC

ListAOR: mfrmls

Location Details

Township: 18S

Road Surface Type: Asphalt

Property Features



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Interior Features: Built-in Features, Ceiling Fans(s), Eat-in Kitchen, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Thermostat, Wet Bar

Flooring: Laminate, Tile

Patio And Porch Features: Covered, Side Porch

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Rain Gutters

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

Water Source: Public

Cooling: Central Air

Furnished: Partially

Appliances: Cooktop, Dishwasher, Dryer, Microwave, Refrigerator, Washer

Laundry Features: In Garage

Parking Features: Converted Garage, Covered, Driveway, Garage Door Opener, Golf Cart Parking

Attached Garage YN: Yes

Pets Allowed: No

Roof: Shingle

View: Golf Course

Sewer: Public Sewer

Heating: Electric

Lot Features: On Golf Course

Property Details

Subdivision Name: THE VILLAGES

Levels: One

Foundation Details: Crawlspac

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 06-18-24-0390-000-16140

Direction Faces: North

Construction Materials: Other

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Amenities: Basketball Court, Clubhouse, Fence Restrictions, Fitness Center, Golf Course, Park, Pickleball Court(s), Pool, Racquetball, Recreation Facilities, Shuffleboard Court, Tennis Court(s), Trail(s)

Association Fee: 204

Association Fee Includes: Pool, Recreational Facilities

Community Features: Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Gated Community - No Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Park, Playground, Pool, Racquetball, Restaurant, Sidewalks, Special Community Restrictions, Tennis Court(s)



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Fees&Taxes

Tax Year: 2025

Tax Other Annual Assessment Amount: 2448

Tax Lot: 1614

Tax Annual Amount: \$3,555

Tax Legal Description: LADY LAKE ORANGE BLOSSOM GARDENS UNIT 8 LOT 1614 PB 28 PGS 20-24 ORB 6102 PG 515

Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	10x12	First	12	10
Dining Room	11x13	First	13	11
Living Room	13x15	First	15	13
Kitchen	8x9	First	9	8

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Gated Community - No Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Park, Playground, Pool, Racquetball, Restaurant, Sidewalks, Special Community Restrictions, Tennis Court(s)

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

Amenities: Cooktop, Dishwasher, Dryer, Microwave, Refrigerator, Washer

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Rain Gutters

Features: Built-in Features, Ceiling Fans(s), Eat-in Kitchen, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Thermostat, Wet Bar

Building Details

NewConstructionYN: No

Exterior material: Other

Parking: Converted Garage, Covered, Driveway, Garage Door Opener, Golf Cart Parking

Heating: Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Vacant

Showing Requirements: Listing Agent Must Accompany, Lockbox, ShowingTime



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