

1946 LOADSTAR AVENUE THE VILLAGES FL 32162

<https://candiscarmichael.com>



LOOK WHO'S GETTING A NEW ROOF(2026), YOU ARE! YOU DON'T WANT TO MISS THIS BEAUTIFULLY MAINTAINED, FURNISHED CORNER-LOT ANAHEIM VILLA in the highly desirable Village of St. James! This 3-bedroom, 2-bath villa features added living space and tasteful upgrades in a prime location close to everything The Villages lifestyle provides. A standout feature is the [...]

- 3 beds
- 2 baths
- Residential
- Villa
- Active
- 1544 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRG5109238



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



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THE STANDARD OF EXCELLENCE

Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/G5109238>

Basics

Bathrooms Full: 2

Category: Villa

Bedrooms: 3 beds

Half baths: 0 half baths

Lot size, sq ft: 4356 sq ft

SubdivisionName: VILLAGES OF SUMTER FAIRWINDS
VILLAS

GarageSpaces: 1

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1544 sq ft

Year built: 2012

ListOfficeName: LPT REALTY, LLC

ListAOR: mfrmls

Location Details

Township: 18S

Road Surface Type: Paved

Property Features



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Interior Features: Living Room/Dining Room Combo, Open Floorplan

Flooring: Carpet, Ceramic Tile, Laminate

Pool Features: Diving Board

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK

Roof: Shingle

Water Source: Public

Cooling: Central Air

Furnished: Furnished

Appliances: Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

Laundry Features: Inside

Garage YN: Yes

Garage Spaces: 1

Exterior Features: Sprinkler Metered

Utilities: Cable Connected, Electricity Connected, Water Connected

Sewer: Public Sewer

Heating: Central

Lot Features: Corner Lot

Property Details

Subdivision Name: VILLAGES OF SUMTER FAIRWINDS VILLAS

Levels: One

Builder Model: Anaheim

Construction Materials: Block, Stucco

Parcel Number: D34V026

Direction Faces: North

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information

Community Features: Deed Restrictions, Dog Park, Fitness Center, Gated Community - No Guard, Golf Carts OK, Golf

Fees&Taxes

Tax Year: 2025

Tax Other Annual Assessment Amount: 383

Tax Lot: 26

Tax Annual Amount: \$4,394

Tax Legal Description: LOT 26 THE VILLAGES OF SUMTER FAIRWINDS VILLAS PB 12 PGS 13-13A



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Rooms

Room type	Level
Living Room	First
Dining Room	First
Kitchen	First
Primary Bedroom	First
Bedroom 1	First
Bedroom 2	First
Balcony/Porch/Lanai	First

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Deed Restrictions, Dog Park, Fitness Center, Gated Community - No Guard, Golf Carts OK, Golf

PoolFeatures: Diving Board

Features: Living Room/Dining Room Combo, Open Floorplan

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Sprinkler Metered

Utilities: Cable Connected, Electricity Connected, Water Connected

Amenities: Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer



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Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type:
Owner

Showing Requirements: Combination Lock Box, See Remarks,
ShowingTime



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