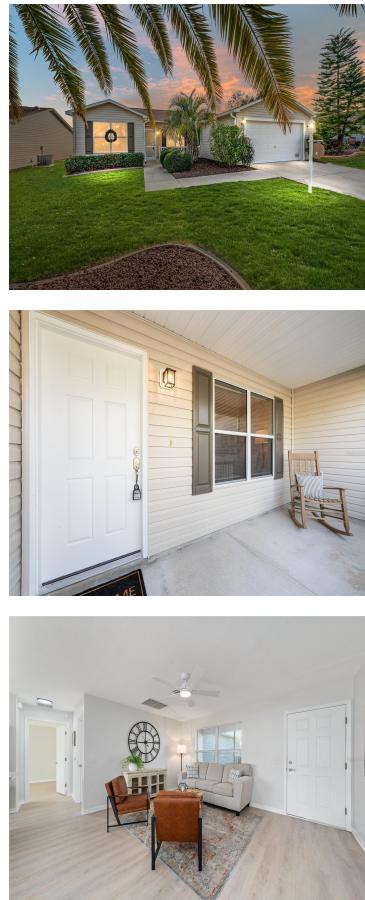


# 2434 TATUM TERRACE THE VILLAGES FL 32162

<https://candiscarmichael.com>



This wonderfully COZY and UPDATED home in The Village of Lynnhaven offers the bright, easy Florida lifestyle in the heart of The Villages. The BOND is PAID. This OPEN FLOOR PLAN features NEW LUXURY VINYL PLANK FLOORING, knock-down textured ceilings (NO POPCORN), and plenty of NATURAL LIGHT that gives the home a warm, welcoming feel. [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1392 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRG5105080



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/G5105080>

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 5400 sq ft

**SubdivisionName:** THE VILLAGES

**GarageSpaces:** 2

**Date added:** Added 3 days ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1392 sq ft

**Year built:** 2004

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

## Location Details

**Township:** 18S

**Road Surface Type:** Asphalt

## Property Features



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**Interior Features:** Ceiling Fans(s), Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Thermostat, Walk-In Closet(s)

**Flooring:** Carpet, Luxury Vinyl

**Garage YN:** Yes

**Garage Spaces:** 2

**Utilities:** BB/HS Internet Available, Electricity Connected, Public, Sewer Connected, Sprinkler Meter, Sprinkler Recycled, Underground Utilities, Water Connected

**Sewer:** Public Sewer

**Heating:** Central, Heat Pump

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

**Laundry Features:** Inside, Laundry Room

**Attached Garage YN:** Yes

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

## Property Details

**Subdivision Name:** THE VILLAGES

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional, FHA, VA Loan

**Parcel Number:** D21J059

**Direction Faces:** North

**Construction Materials:** Vinyl Siding

## Association Information

**Community Features:** Street Lights

## Fees & Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$693

**Tax Legal Description:** LOT 59 THE VILLAGES OF SUMTER UNIT NO 86 PB 6 PGS 39-39A

**Tax Lot:** 59

## Rooms



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Room type	Dimensions	Level	Length	Width
Kitchen	10.4x10.4	First	10.4	10.4
Dining Room	11.5x10.8	First	10.8	11.5
Living Room	15.4x10.11	First	10.11	15.4
Primary Bedroom	13.2x14.8	First	14.8	13.2
Bedroom 2	11.4x13	First	13	11.4
Bedroom 3	11.4x13	First	13	11.4
Primary Bathroom		First		

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Street Lights

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**Utilities:** BB/HS Internet Available, Electricity Connected, Public, Sewer Connected, Sprinkler Meter, Sprinkler Recycled, Underground Utilities, Water Connected

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

**Features:** Ceiling Fans(s), Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Thermostat, Walk-In Closet(s)

## Building Details



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**New Construction YN:** No

**Heating:** Central, Heat Pump

**Exterior material:** Vinyl Siding

**Roof:** Shingle

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Other Equipment:** Irrigation Equipment

**Showing Requirements:** Combination Lock Box, Showing Time



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