

# 2464 NELLIE RD THE VILLAGES FL 32163

<https://candiscarmichael.com>



Welcome to your own private slice of paradise in the desired Lantana Villas, located in the Village of DeSoto within The Villages®. This Charlotte Courtyard Villa offers the perfect blend of peaceful surroundings and unbeatable convenience. If you love the charm of mature trees reminiscent of the north, yet want to stay close to all [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1425 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRG5111292



### Call us now

Phone: 727-888-3292  
Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

### Virtual Tour:

[https://player.vimeo.com/video/1186501700?badge=0&autoplay=0&player\\_id=0&app\\_id=58479](https://player.vimeo.com/video/1186501700?badge=0&autoplay=0&player_id=0&app_id=58479)

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 4206 sq ft

**SubdivisionName:** THE VILLAGES - VILLAGE OF DESOTO - LANTANA VILLAS

**GarageSpaces:** 1

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1425 sq ft

**Year built:** 2018

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 19

**Road Responsibility:** Public Maintained Road

**Road Surface Type:** Asphalt

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## Property Features



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**Interior Features:** Ceiling Fans(s), High Ceilings, Open Floorplan, Split Bedroom, Thermostat, Vaulted Ceiling(s), Window Treatments

**Flooring:** Carpet, Luxury Vinyl

**Parking Features:** Garage Door Opener, Garage Faces Side, Golf Cart Garage

**Attached Garage YN:** Yes

**Carport YN:** Yes

**Exterior Features:** Private Yard, Rain Gutters

**Utilities:** Electricity Connected, Natural Gas Connected, Public, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Connected

**Sewer:** Public Sewer

**Heating:** Central, Natural Gas

**Appliances:** Built-In Oven, Dishwasher, Gas Water Heater, Microwave, Range Hood, Refrigerator, Tankless Water Heater

**Laundry Features:** Inside

**Garage YN:** Yes

**Garage Spaces:** 1

**Pets Allowed:** Cats OK, Dogs OK, Number Limit

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** THE VILLAGES - VILLAGE OF DESOTO - LANTANA VILLAS

**Levels:** One

**Builder Model:** Charlotte

**Construction Materials:** Block, Stucco

**Parcel Number:** G33B077

**Direction Faces:** North

**Foundation Details:** Slab

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

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## Association Information

**Community Features:** Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Gated Community - No Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Pool, Sidewalks, Street Lights

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## Fees&Taxes



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**Tax Year:** 2025

**Tax Annual Amount:** \$4,250

**Tax Other Annual Assessment Amount:** 1547

**Tax Legal Description:** LOT 77 VILLAGE OF FENNEY LANTANA VILLAS PB 16 PGS 33-33A

**Tax Lot:** 77

## Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	13x13	First	13	13
Bedroom 2	11x11	First	11	11
Bedroom 3	10x10	First	10	10
Kitchen	10x9	First	9	10
Living Room	14x15	First	15	14
Balcony/Porch/Lanai	15x9	First	9	15
Dining Room	10x14	First	14	10

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Gated Community - No Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Pool, Sidewalks, Street Lights

**Utilities:** Electricity Connected, Natural Gas Connected, Public, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Connected

**Amenities:** Built-In Oven, Dishwasher, Gas Water Heater, Microwave, Range Hood, Refrigerator, Tankless Water Heater

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Private Yard, Rain Gutters

**Features:** Ceiling Fans(s), High Ceilings, Open Floorplan, Split Bedroom, Thermostat, Vaulted Ceiling(s), Window Treatments

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Garage Door Opener, Garage Faces Side, Golf Cart Garage

**Heating:** Central, Natural Gas

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment, Private Yard

**Occupant Type:** Owner

**Showing Requirements:** Appointment Only, Lockbox, ShowingTime



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