

301 KLAMUT COURT THE VILLAGES FL 32163

<https://candiscarmichael.com>



Prime location in The Villages with convenient golf cart access to Sawgrass Grove, where dining, entertainment, shopping, and recreation are just minutes away. Several golf courses are also nearby, while Homestead Recreation Center is just blocks from the home and offers a clubhouse, pool, tennis and pickleball courts, shuffleboard, bocce ball, a spacious dog park [...]

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



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRTB8539766



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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8539766>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Lot size, sq ft: 5400 sq ft

SubdivisionName: VILLAGES/SOUTHERN OAKS UN #59

GarageSpaces: 2

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1392 sq ft

Year built: 2021

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Location Details

Township: 20S

Road Surface Type: Asphalt

Property Features



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Interior Features: Ceiling Fans(s), High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

Flooring: Carpet, Vinyl

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Lighting, Rain Gutters, Sliding Doors

Window Features: Blinds

Water Source: Public

Cooling: Central Air

Furnished: Furnished

Appliances: Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Tankless Water Heater, Washer

Laundry Features: Electric Dryer Hookup, Laundry Room

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Utilities: Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Sprinkler Meter, Water Connected

Sewer: Public Sewer

Heating: Central

Property Details

Subdivision Name: VILLAGES/SOUTHERN OAKS UN #59 **Parcel Number:** K01A071

Levels: One

Direction Faces: South

Foundation Details: Slab

Construction Materials: Vinyl Siding

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information

Association YN: Yes

Association Fee: 275

Association Fee Frequency: Monthly

Association Fee Includes: Pool, Trash

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

Community Features: Clubhouse, Dog Park, Fitness Center, Gated Community - No Guard, Golf Carts OK, Golf, Pool, Restaurant, Tennis Court(s), Street Lights



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Fees&Taxes

Tax Year: 2025

Tax Other Annual Assessment Amount: 1438

Tax Lot: 71

Tax Annual Amount: \$5,244

Tax Legal Description: LOT 71 VILLAGES OF SOUTHERN OAKS UNIT 59 PB 19 PGS 9-9B

Rooms

Room type	Dimensions	Level	Length	Width
Living Room	15x14	First	14	15
Dining Room	11.5x11	First	11	11.5
Kitchen	11x11	First	11	11
Primary Bedroom	15x14	First	14	15
Primary Bathroom	10x7	First	7	10
Bedroom 2	13x11	First	11	13
Bedroom 3	13x11	First	11	13
Bathroom 2	5x7	First	7	5

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Clubhouse, Dog Park, Fitness Center, Gated Community - No Guard, Golf Carts OK, Golf, Pool, Restaurant, Tennis Court(s), Street Lights

ExteriorFeatures: Lighting, Rain Gutters, Sliding Doors

Features: Ceiling Fans(s), High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

WindowFeatures: Blinds

Utilities: Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Sprinkler Meter, Water Connected

Amenities: Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Tankless Water Heater, Washer

Building Details

NewConstructionYN: No

Exterior material: Vinyl Siding

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Owner

Showing Requirements: Appointment Only, Call Listing Agent, Combination Lock Box, Lock Box Coded



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