

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](mailto:RealtorCandis@gmail.com)



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## Description

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

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## 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 1 day ago

**Type:** Residential

**Bathrooms:** 2 baths

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

**Year built:** 2021

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 20S

**Road Surface Type:** Asphalt

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## 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

**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

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## 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

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## 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



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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 | Length | Width |
|------------------|------------|--------|-------|
| Living Room      | 15x14      | 14     | 15    |
| Dining Room      | 11.5x11    | 11     | 11.5  |
| Kitchen          | 11x11      | 11     | 11    |
| Primary Bedroom  | 15x14      | 14     | 15    |
| Primary Bathroom | 10x7       | 7      | 10    |
| Bedroom 2        | 13x11      | 11     | 13    |
| Bedroom 3        | 13x11      | 11     | 13    |
| Bathroom 2       | 5x7        | 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

**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

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Vinyl Siding

**Heating:** Central

**Roof:** Shingle

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## 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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