

3024 MACON COURT THE VILLAGES FL 32162

<https://candiscarmichael.com>



\$285,000



BOND PAID*NEW ROOF2018*SMART LOCATION*COMPLETE PRIVACY
 Welcome to this beautifully maintained 2-Bedroom, 2-Bath Courtyard Villa located in the highly desirable Valdosta Villas neighborhood in the Village of Belle Aire, The Villages FLORIDA, Florida. Offering 1,270 square feet under air and 1,654 total square feet, this home combines comfort, style, and exceptional value. This super clean, move-in-ready [...]

- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 1270 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFROM718309



Call us now

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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/OM718309>

Basics

Bathrooms Full: 2

Category: Villa

Bedrooms: 2 beds

Half baths: 0 half baths

Lot size, sq ft: 3948 sq ft

SubdivisionName: VILLAGES OF SUMTER VILLA
VALDOSTA

GarageSpaces: 1

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1270 sq ft

Year built: 2000

ListOfficeName: LPT REALTY, LLC

ListAOR: mfrmls

Location Details

Township: 18S

Road Surface Type: Asphalt, Paved

Road Responsibility: Public Maintained Road

Property Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Interior Features: Ceiling Fans(s), Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

Flooring: Ceramic Tile

Parking Features: Deeded, Driveway, Garage Door Opener, Golf Cart Parking, Ground Level

Attached Garage YN: Yes

Pets Allowed: Yes

Fencing: Masonry

Security Features: Smoke Detector(s)

Architectural Style: Contemporary, Courtyard, Florida, Ranch

Water Source: Public, See Remarks

Cooling: Central Air

Furnished: Partially

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

Laundry Features: In Garage

Garage YN: Yes

Garage Spaces: 1

Exterior Features: Courtyard, Sliding Doors, Sprinkler Metered

Roof: Shingle

Window Features: Skylight(s), Blinds

Utilities: Cable Connected, Electricity Connected, Fire Hydrant, Natural Gas Connected, Public, Sewer Connected, Sprinkler Meter, Sprinkler Recycled, Underground Utilities, Water Connected

Sewer: Public Sewer

Heating: Central, Natural Gas

Lot Features: Cleared, Level, Near Golf Course, Paved

Property Details

Subdivision Name: VILLAGES OF SUMTER
VILLA VALDOSTA

Levels: One

Direction Faces: North

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: D03J085

Property Attached YN: Yes

Builder Name: COURTYARD VILLA

Construction Materials: Block, Concrete, Stucco

Property Condition: Completed

Association Information



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Association Fee Includes: Pool, Maintenance Grounds, Recreational Facilities

Association Amenities: Basketball Court, Clubhouse, Fence Restrictions, Fitness Center, Gated, Golf Course, Optional Additional Fees, Park, Pickleball Court(s), Playground, Pool, Recreation Facilities, Shuffleboard Court, Spa/Hot Tub, Tennis Court(s), Trail(s), Vehicle Restrictions

Community Features: Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Gated Community - No Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Playground, Pool, Special Community Restrictions, Tennis Court(s), Street Lights

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$2,633

Tax Other Annual Assessment Amount: 237

Tax Legal Description: LOT 85 THE VILLAGES OF SUMTER VILLA VALDOSTA PLAT BOOK 5 PAGES 30-30A

Tax Lot: 85

Rooms



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Room type	Level
Kitchen	First
Dining Room	First
Living Room	First
Primary Bedroom	First
Bedroom 2	First

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Smoke Detector(s)

WindowFeatures: Skylight(s), Blinds

Utilities: Cable Connected, Electricity Connected, Fire Hydrant, Natural Gas Connected, Public, Sewer Connected, Sprinkler Meter, Sprinkler Recycled, Underground Utilities, Water Connected

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

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Gated Community - No Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Playground, Pool, Special Community Restrictions, Tennis Court(s), Street Lights

ExteriorFeatures: Courtyard, Sliding Doors, Sprinkler Metered

Features: Ceiling Fans(s), Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Building Details

ArchitecturalStyle: Contemporary, Courtyard, Florida, Ranch

Heating: Central, Natural Gas

Roof: Shingle

NewConstructionYN: No

Exterior material: Block, Concrete, Stucco

Parking: Deeded, Driveway, Garage Door Opener, Golf Cart Parking, Ground Level

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Vacant

Showing Requirements: Combination Lock Box, See Remarks, ShowingTime



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE