

6244 HANNAN LOOP THE VILLAGES FL 34762

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****WATERFRONT ** ROOM FOR A POOL **OVERSIZED LANAI ** OVERSIZED 2-CAR + GOLF CART GARAGE ** PARTIALLY FURNISHED ** BAW ** Rare opportunity to own a nearly new WATERFRONT Kingfisher in one of The Villages' most sought-after new areas. Built in 2024, this partially furnished 3-bedroom, 2-bath home features beautiful water views, an oversized lanai, [...]**

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1926 sq ft



Courtesy of

Listing Office: BEYCOME OF FLORIDA LLC

Status: Active

Office ID: MFR279508652

MLS ID: MFRO6432259



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



Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Lot size, sq ft: 6534 sq ft

SubdivisionName: VILLAGES/SOUTHERN OAKS
UN 144

GarageSpaces: 3

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1926 sq ft

Year built: 2024

ListOfficeName: BEYCOME OF FLORIDA
LLC

ListAOR: mfrmls

Location Details

Township: 20

Road Surface Type: Paved

Elementary School: Wildwood Elementary **Middle Or Junior School:** Wildwood Middle

High School: Wildwood High

Property Features



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Interior Features: Ceiling Fans(s), Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

Flooring: Luxury Vinyl, Tile

Waterfront YN: Yes

Garage YN: Yes

Garage Spaces: 3

Roof: Shingle

Water Source: Public

Cooling: Central Air

Furnished: Furnished

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

Laundry Features: Inside, Laundry Room

Waterfront Features: Pond

Attached Garage YN: Yes

Pets Allowed: No

Utilities: Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Underground Utilities, Water Connected

Sewer: Public Sewer

Heating: Central, Electric, Heat Pump

Property Details

Subdivision Name: VILLAGES/SOUTHERN OAKS UN 144

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional

Parcel Number: K03B019

Direction Faces: East

Construction Materials: Block, Stucco

Property Condition: Completed

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Fee: 204

Association Fee Includes: Pool, Recreational Facilities

Fees&Taxes



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Tax Year: 2025

Tax Other Annual Assessment Amount: 3268

Tax Lot: 19

Tax Annual Amount: \$5,831

Tax Legal Description: THE VILLAGES OF SOUTHERN OAKS UNIT NO 150 LOT 19 BLOCK B

Rooms

Room type	Level
Primary Bedroom	First
Bedroom 2	First
Bedroom 3	First
Primary Bathroom	First
Bathroom 2	First
Living Room	First
Kitchen	First

Amenities & Features

Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: No

Utilities: Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Underground Utilities, Water Connected

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

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

Features: Ceiling Fans(s), Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

Building Details

NewConstructionYN: No

Heating: Central, Electric, Heat Pump

Exterior material: Block, Stucco **Roof:** Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type: Tenant

Other Equipment: Irrigation Equipment **Showing Requirements:** Call Owner, See Remarks



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