

# 806 SAN SALVADOR DRIVE THE VILLAGES FL 32159

<https://candiscarmichael.com>



One or more photo(s) has been virtually staged. BOND PAID! Move right into this beautifully maintained Catalina III offering a smart 3-bedroom, 2-bath layout in an unbeatable central location near golf, recreation, dining, and nightly entertainment. Situated just moments from Tierra Del Sol, this home combines comfort, functionality, and stylish upgrades throughout. Inside, the spacious [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1527 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRTB8508352



### Call us now

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/TB8508352>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 6120 sq ft

**SubdivisionName:** VILLAGES OF SUMTER UN #13

**GarageSpaces:** 2

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1527 sq ft

**Year built:** 1996

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 18S

**Road Surface Type:** Paved

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## Property Features

**Interior Features:** Ceiling Fans(s), Crown Molding, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Stone Counters, Thermostat, Walk-In Closet(s)

**Flooring:** Vinyl

**Garage YN:** Yes

**Garage Spaces:** 2

**Utilities:** Cable Available, Electricity Connected, Water Connected

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Dishwasher, Electric Water Heater, Microwave, Range, Refrigerator

**Laundry Features:** In Garage

**Attached Garage YN:** Yes

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished



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## Property Details

**Subdivision Name:** VILLAGES OF SUMTER UN #13 **Parcel Number:** D12M132  
**Levels:** One **Direction Faces:** Southeast  
**Foundation Details:** Slab **Construction Materials:** Vinyl Siding, Frame  
**Listing Terms:** Cash, Conventional, FHA, VA Loan

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## Fees&Taxes

**Tax Year:** 2025 **Tax Annual Amount:** \$778  
**Tax Other Annual Assessment Amount:** 778 **Tax Legal Description:** LOT 132 THE VILLAGES OF SUMTER UNIT NO. 13 PLAT BOOK 4 PAGES 125-125C  
**Tax Lot:** 132

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## Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	15x10	First	10	15
Dining Room	11x10	First	10	11
Kitchen	10x10	First	10	10
Primary Bedroom	13x14	First	14	13
Bedroom 2	11x13	First	13	11
Bedroom 3	11x13	First	13	11

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Utilities:** Cable Available, Electricity Connected, Water Connected

**Amenities:** Dishwasher, Electric Water Heater, Microwave, Range, Refrigerator

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**Features:** Ceiling Fans(s), Crown Molding, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Stone Counters, Thermostat, Walk-In Closet(s)

## Building Details

**NewConstructionYN:** No

**Exterior material:** Frame, Vinyl Siding

**Heating:** Central

**Roof:** Shingle



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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation  
Equipment

**Occupant Type:** Owner

**Showing Requirements:** 24 Hour Notice, Appointment  
Only, Lock Box Coded



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