

815 CORTEZ AVENUE THE VILLAGES FL 32159

<https://candiscarmichael.com>



\$335,000

NO BOND! Walk to Spanish Springs—just 1.1 miles! Enjoy nightly live entertainment and fantastic restaurants moments from home. Right there is enough to say YES too! This sunlit Boca Grande model features NEW WINDOWS, Transom windows above let in NATURAL SUN LIGHT. Enjoy the ENCLOSED LANAI WITH SILIDING WINDOWS. Appreciate the privacy with a wall [...]

- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1384 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRG5109296



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc
 THE STANDARD OF EXCELLENCE

Description

Virtual Tour: <https://youtu.be/OJbt4cc99H8>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 1384 sq ft

Year built: 1990

ListOfficeName: LPT REALTY, LLC

ListAOR: mfrmls

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 5400 sq ft

SubdivisionName: THE VILLAGES UNIT 16

GarageSpaces: 2

Location Details

Township: 18S

Road Responsibility: Public Maintained Road

Road Surface Type: Asphalt

Property Features



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

Flooring: Carpet, Luxury Vinyl

Patio And Porch Features: Enclosed

Garage YN: Yes

Garage Spaces: 2

Roof: Shingle

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Public, Sewer Connected, Sprinkler Recycled, Water Connected

Sewer: Public Sewer

Heating: Central

Lot Features: Private, Paved

Appliances: Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer, Water Filtration System

Laundry Features: In Garage

Parking Features: Driveway, Garage Door Opener

Attached Garage YN: Yes

Exterior Features: Rain Gutters, Sliding Doors

Window Features: Double Pane Windows, Low-Emissivity Windows

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: THE VILLAGES UNIT 16

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 06-18-24-0398-000-53110

Direction Faces: South

Construction Materials: Vinyl Siding, Frame

Association Information



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Association Fee Includes: Pool, Recreational Facilities

Association Amenities:

Basketball Court, Clubhouse, Gated, Golf Course, Pickleball Court(s), Pool, Recreation Facilities, Shuffleboard Court, Tennis Court(s), Trail(s)

Community Features: Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - No Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, No Truck/RV/Motorcycle Parking, Pool, Special Community Restrictions

Fees&Taxes

Tax Year: 2024

Tax Annual Amount: \$3,831

Tax Other Annual Assessment Amount: 2388

Tax Legal Description: LADY LAKE ORANGE BLOSSOM GARDENS UNIT 16 LOT 5311 PB 31 PGS 15-19 ORB 5599 PG 1252 ORB 5799 PG 1669

Tax Lot: 5311

Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	10x15	First	15	10
Primary Bedroom	17x13	First	13	17
Bedroom 2	11x12	First	12	11
Dining Room	10x10	First	10	10
Living Room	14x29	First	29	14



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Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - No Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, No Truck/RV/Motorcycle Parking, Pool, Special Community Restrictions

ExteriorFeatures: Rain Gutters, Sliding Doors

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

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

WindowFeatures: Double Pane Windows, Low-Emissivity Windows

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Public, Sewer Connected, Sprinkler Recycled, Water Connected

Amenities: Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer, Water Filtration System

Building Details

NewConstructionYN: No

Exterior material: Frame, Vinyl Siding

Parking: Driveway, Garage Door Opener

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Owner

Showing Requirements: Combination Lock Box



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