

879 ASTOR WAY THE VILLAGES FL 32162

https://candiscarmichael.com



Welcome to Florida living at its finest in The Villages, Florida’s premiere retirement community! Located in the highly sought-after Village of Sabal Chase, this beautifully maintained, move-in ready home offers comfort, convenience, and charm just 1 mile from Lake Sumter Landing. This inviting residence boasts great curb appeal with low-maintenance vinyl siding and a welcoming [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1861 sq ft



Courtesy of

**Listing Office:** COASTAL PROPERTIES GROUP INTERNATIONAL

**Status:** Active

**Office ID:** MFR260031031

**MLS ID:** MFRTB8398750



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



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## Description

### Virtual Tour:

<https://1drv.ms/v/c/d1d9b94a8df127e5/EQANvjXCQpJGvYx69yxL9zQBHH3q2dGdAi9gmaY2aSZjTA?e=E4JWkt>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 5469 sq ft

**SubdivisionName:** VILLAGES OF SUMTER

**GarageSpaces:** 2

**Date added:** Added 2 days ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1861 sq ft

**Year built:** 2006

**ListOfficeName:** COASTAL PROPERTIES GROUP  
INTERNATIONAL

**ListAOR:** mfrmls

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## Location Details

**Township:** 18S

**Road Responsibility:** Private Maintained Road

**Road Surface Type:** Paved

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## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, Open Floorplan, Split Bedroom, Thermostat, Walk-In Closet(s)

**Flooring:** Carpet, Ceramic Tile, Wood

**Garage YN:** Yes

**Garage Spaces:** 2

**Roof:** Shingle

**Utilities:** BB/HS Internet Available, Electricity Connected, Sewer Connected, Underground Utilities, Water Connected

**Water Source:** Public

**Cooling:** Central Air

**Lot Features:** City Limits, Landscaped, Near Golf Course, Paved, Private

**Appliances:** Dishwasher, Dryer, Electric Water Heater, Microwave, Refrigerator, Washer

**Laundry Features:** Laundry Room

**Attached Garage YN:** Yes

**Exterior Features:** Lighting

**Architectural Style:** Florida

**Vegetation:** Mature Landscaping

**Sewer:** Public Sewer

**Heating:** Central, Electric, Natural Gas

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## Property Details

**Subdivision Name:** VILLAGES OF SUMTER

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional

**Parcel Number:** D26F130

**Direction Faces:** South

**Construction Materials:** Vinyl Siding, Frame

**Property Condition:** Completed

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## Association Information

**Association Fee Includes:** Common Area Taxes, Pool, Escrow Reserves Fund, Recreational Facilities

**Association Amenities:** Clubhouse, Fitness Center, Gated, Golf Course, Pickleball Court(s), Pool, Recreation Facilities, Spa/Hot Tub, Tennis Court(s)

**Community Features:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Gated Community - No Guard, Golf Carts OK, Golf, Pool, Tennis Court(s), Street Lights

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## Fees&Taxes



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Tax Year: 2024

Tax Other Annual Assessment Amount: 1542

Tax Lot: 130

Tax Annual Amount: \$1,881

Tax Legal Description: LOT 130 THE VILLAGES OF SUMTER UNIT NO 118 PB 8 PGS 12-12C

Rooms

Room type	Dimensions	Level	Length	Width
Living Room	17x19	First	19	17
Dining Room	18x10	First	10	18
Kitchen	13x11	First	11	13
Dinette	13x7	First	7	13
Primary Bedroom	15x14	First	14	15
Bedroom 2	12x11	First	11	12
Bedroom 3	12x10	First	10	12
Balcony/Porch/Lanai	13x10	First	10	13

Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Gated Community - No Guard, Golf Carts OK, Golf, Pool, Tennis Court(s), Street Lights

**Utilities:** BB/HS Internet Available, Electricity Connected, Sewer Connected, Underground Utilities, Water Connected

**Amenities:** Dishwasher, Dryer, Electric Water Heater, Microwave, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Lighting

**Features:** Ceiling Fans(s), Eat-in Kitchen, Open Floorplan, Split Bedroom, Thermostat, Walk-In Closet(s)

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## Building Details

**ArchitecturalStyle:** Florida

**Heating:** Central, Electric, Natural Gas

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Frame, Vinyl Siding

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## Miscellaneous

**Ownership:** Fee Simple

**Showing Requirements:** Combination Lock Box, ShowingTime

**Occupant Type:** Vacant



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