



Jeff Kahn
 RE/MAX PREMIER REALTY
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 If dogs are a consideration... consider a Realtor with Dogs

G5032821 759 RAMIREZ AVE, THE VILLAGES, FL 32159



County: Sumter
Subdiv: THE VILLAGES
Beds: 2
Baths: 1/0
Pool: None
Property Style: Villa
Lot Features:
Total Acreage: 0 to less than 1/4
Minimum Lease Period: 1-7 Days
Garage: Yes **Attch:** Yes **Spcs:** 2
Garage/Parking Features:
New Construction: No
Property Condition: Completed
LP/SqFt: \$228.69
Home Warranty Y/N:
Flood Zone Code:X
Total Annual Fees:2,688.00
Average Monthly Fees:224.00

Status: Active
List Price: \$239,900
Year Built: 1996
Special Sale: None
ADOM: 202
CDOM: 202
Pets: Yes
Max Times per Yr:
Carport: No **Spcs:** 0
Permit Number:
Proj Comp Date:
Heated Area:1,049 SqFt / 97 SqM
Total Area:

Wonderful villa with spacious, oversized 2-car garage! Crown molding, no carpet. Large courtyard entry with private entrance to the spacious back yard. Close to Spanish Springs, shopping, restaurants, hospital, entertainment, recreation trail and more. Spacious lot with privacy. This community has its own pool with park like setting. HOA mandatory. Bond is Paid. Roof - 4/2018, HVAC - 4/2013.
 Next OH: **Public: Sun Mar 28, 11:00AM-2:00PM**

Land, Site, and Tax Information

Legal Desc: LOT 98 THE VILLAGES OF SUMTER VILLA DE LA MESA PLAT BOOK 4 PAGES 102- 102C
SE/TP/RG: 12-18S-23E
Subdivision #:
Tax ID: [D12E098](#)
Taxes: \$1,378
Homestead: Yes **CDD:** Yes
Add Parcel: No **# of Parcels:**
Ownership: Fee Simple
SW Subd Condo#:
Flood Zone: X
Floors in Unit/Home: One
Bldg Name/#:
Book/Page: 4 102-102C
MH Make:
Land Lease Fee:
Planned Unit Dev:
Lot Dimensions:
Existing Lease/Tenant: No
Days Notice To Tenant If Not Renewing:
Water Frontage:No
Water Access: No
Water View: No
Addtl Water Info:

Zoning: RES
Future Land Use:
Zoning Comp:
Tax Year: 2020
Annual CDD Fee: 250
Additional Tax IDs:
Complex/Comm Name: DE LA MESA VILLA
SW Subd Name:
Flood Zone Date:
Floor #:
Total # of Floors:
Census Block:
MH Model:
Total Units:

Block/Parcel: D12E098
Front Exposure: West
Lot #: 98
Other Exemptions:
Flood Zone Panel:
Census Tract:
MH Width:

Lot Size Acres: 0.11
Monthly Rental Amount:
Month To Month Or Weekly Y/N:
Waterfront Ft: 0
Water Name:
Water Extras: No

Lot Size: 4,977 SqFt / 462 SqM
End Date of Lease:

Interior Information

A/C: Central Air
Heat/Fuel: Central
Heated Area Source:Public Records
Laundry Features:
Fireplace: No
Accessibility Features:
Utilities: Cable Available, Electricity Connected, Sewer Connected, Underground Utilities, Water Connected
Water: Public
of Wells:
Additional Rooms:
Interior Feat: Ceiling Fans(s), Crown Molding, Living Room/Dining Room Combo
Appliances Incl: Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

Flooring Covering: Linoleum, Tile, Vinyl
Security Feat:
Total Area Source:
Window Features:
Furnished:
Sewer: Public Sewer
of Septics:

Room Type	Level	Dimen	Flooring	Features
Kitchen	First	10.9x8.9	Linoleum	
Great Room	First	24.5x14.4	Vinyl	
Master Bedroom	First	13.1x13	Vinyl	

Exterior Information

Ext Construction: Block, Stucco
Roof: Shingle
Property Description: End Unit
Architectural Style:Spanish/Mediterranean
Ext Features: Irrigation System, Rain Gutters

Foundation: Slab
Property Attached Y/N: No
Garage Dim: 23x24

Other Equipment:
Other Structures:
Patio And Porch Features:
Pool: None
Pool Features:
Vegetation: Mature Landscaping
View:
Farm Type:
Horse Amenities:
of Stalls:
Road Surface Type: Asphalt

Pool Dimensions:

Spa and Features: No

Barn Features:
Fencing:
Paddocks/Pastures:

Green Features

Disaster Mitigation:
Indoor Air Quality:
Green Energy Features:
Green Energy Generation:

Green Water Features:
Green Landscaping:
Green Sustainability:

Community Information

Community Features: Golf Carts OK, Golf Community
HOA / Comm Assn: Yes
Monthly HOA Amount: \$60
Condo Fee:
Housing for Older Per: Yes
of Pets: 2
Can Property be Leased: Yes
Association Approval Required: No
Lease Restrictions: No
Minimum Lease Period: 1-7 Days
Additional Lease Restrictions:

HOA Fee: \$60

Affidavit:

HOA Pmt Sched: Monthly
Other Fee: \$164.00 / Monthly
Monthly Condo Fee:
Expire/Renewal Date: 09/12/2021
Pet Size: Medium (36-60 Lbs.)
Building Elevator Y/N:
Years of Ownership Prior to Leasing Required: No

Mo Maint\$(add HOA):

FCHR Website Y/N: Yes

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