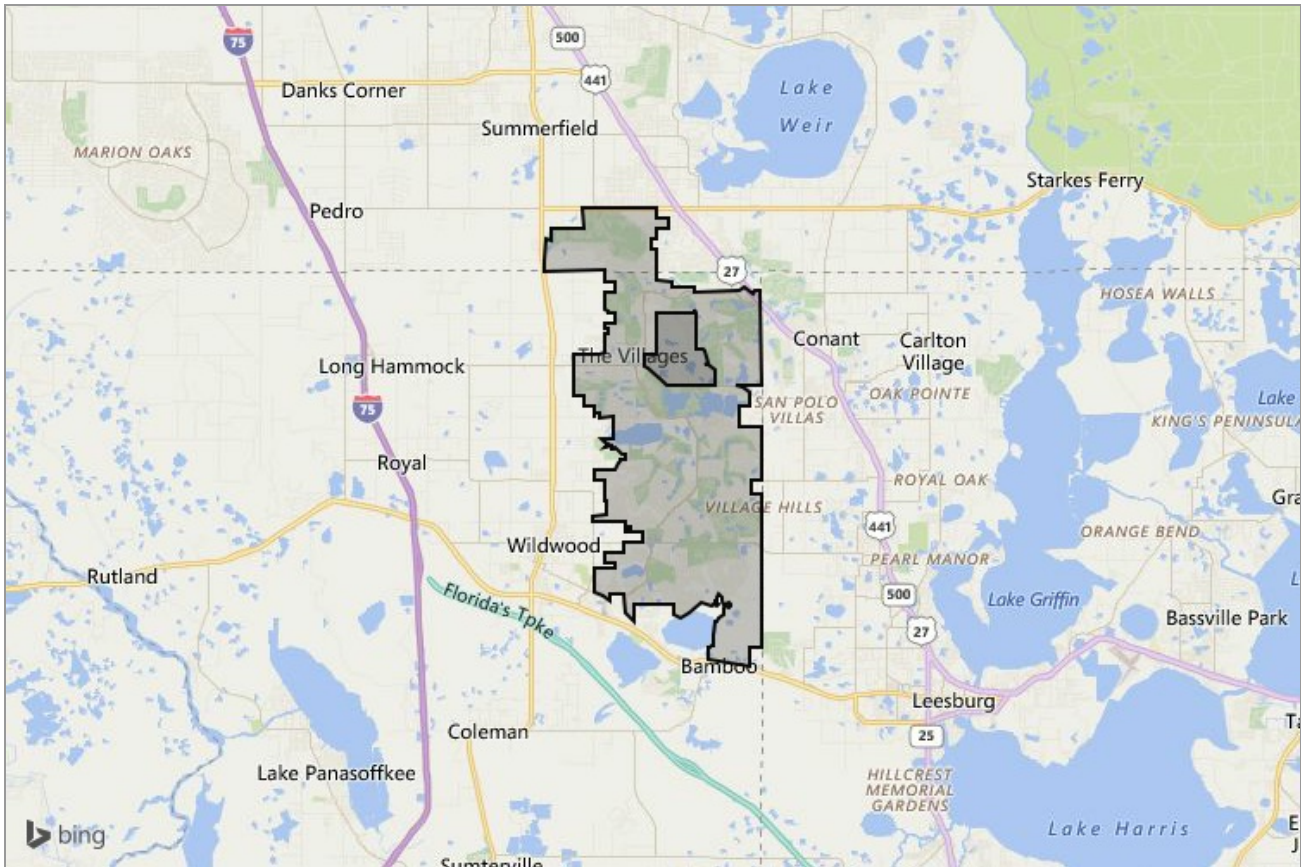


MARKET ACTIVITY REPORT

The Villages, Florida

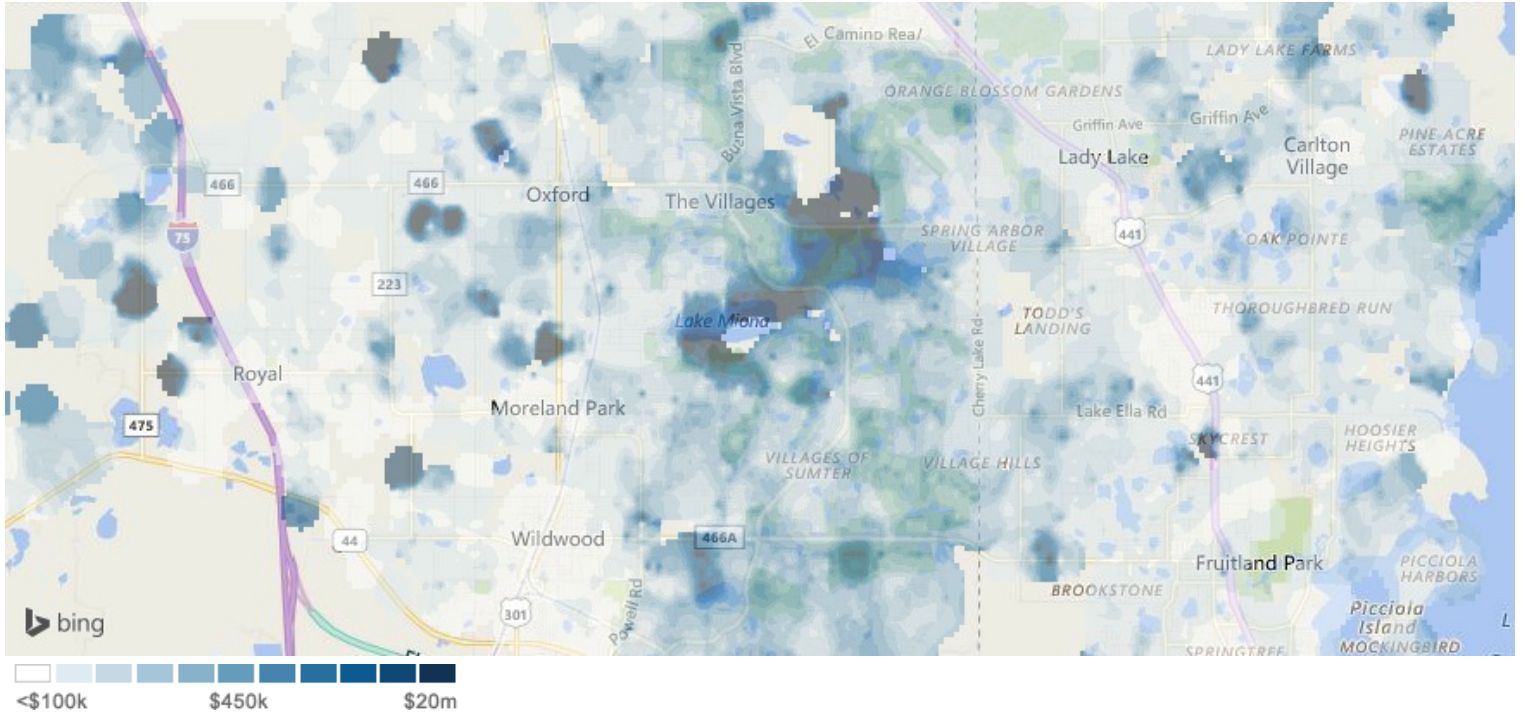


Work: (800) 476-6966

info@eragrizzard.com
www.ERAGrizzard.com

The Villages, Florida

Estimated Home Values



This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Market Snapshot

Compared with Last Year: November 21, 2015 vs. November 21, 2016

Median Est. Home Value

\$260K

Up 0.7%

Median Est. Listing Price

\$230K

Down -4.1%

Median Days in RPR

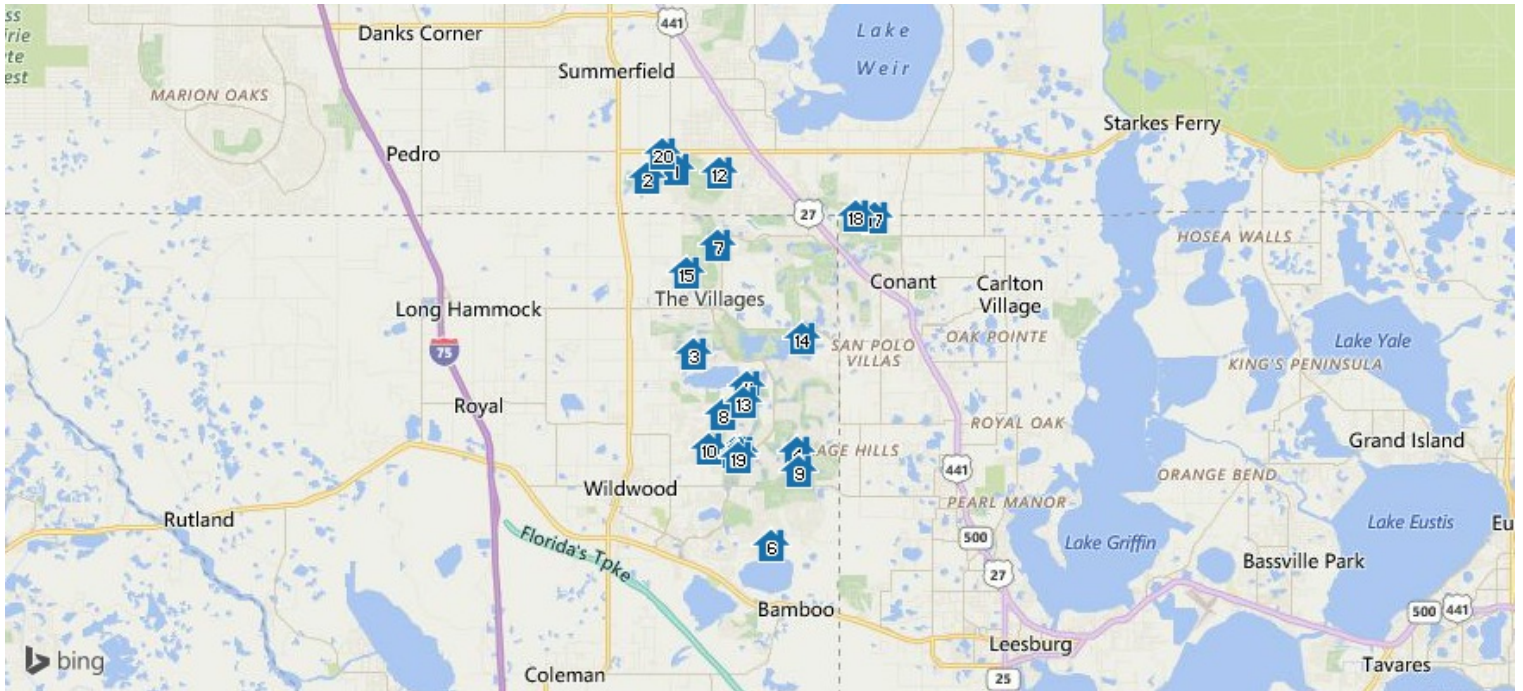
87

Up 14.5%

Sales Volume

45

Down -87.4%



New Listings: 20

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
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1 FOR SALE • New, Active: 11/20/2016 MLS ID: G4835090

8103 SE 169th Palownia Loop Villa Detached 2/2 1,167 sq ft 3,485 2003 11/20/2016 \$178,900 \$153

PICK ME. Beautiful Colony Patio Villa with two bedrooms and two baths. Kitchen has Granite counters, updated appliances, wood look vinyl flooring, custom stained glass cupboard doors, closet pantry, eat in kitchen and breakfast bar. Master Bathroom has been updated and the guest bathroom has been updated with vanity and granite counters. So many updates which include, lighting, ceiling fans, three solar tubes, plantation shutters, painted epoxy finished garage and lanai floor, enclosed lanai, water filtration system, attic stairs with storage area in attic, attic solar fan, 3M solar tinted windows and garage door screen. Plus NO BOND. Sold furnished and private backyard - no homes behind. Convenient location close to Mulberry recreation area and shopping. Home is where your story begins. Let me help you start a new Chapter.

Listing Courtesy of REALTY EXECUTIVES IN THE VILLA






2 FOR SALE • New, Active: 11/17/2016 MLS ID: G4835085

17073 SE 76th Creekside Cir Single Family 3/2 1,918 sq ft 6,970 2004 11/17/2016 \$359,000 \$187





Beautiful sunsets on the lanai of this amazing Camellia Designer home in Calumet Grove. Home backs to the very scenic 2nd tee of Amberwood Executive Golf Course with a lovely water view and beautiful spanish moss covered oaks. Gorgeous front landscaping with palms and tropical plantings. The home has volume ceilings, split floor plan and an open kitchen with upgraded cabinets and counter-tops and moveable island. The spacious master bedroom with sliders to the lanai has a popular tray ceiling and two walk-in closets. The master bath has raised counter-tops, dual vanities and makeup center. Large tiled entry way leads to the guest wing with two bedrooms (no closet in front bedroom) and bathroom with a pocket door to provide additional comfort and privacy. The open living/dining area gives plenty of space for entertaining family and friends while enjoying the beautiful views just outside the double slider doors to the lanai. The home is being sold completely turn-key. The furniture is high quality and the home has tasteful interior decor. Chatham recreation center and a family pool is just around the corner. Close to the Nancy Lopez Legacy Country Club and shopping in Mulberry Grove. Low bond balance of \$4,620, annual bond payment of \$471, annual bond maintenance payment of \$476.

Listing Courtesy of RE/MAX PREMIER REALTY, INC





New Listings: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
		<i>New, Active: 11/8/2016</i> <i>MLS ID: G4834730</i>						
876 Allagash Ave	Villa Detached	2/2	1,156 sq ft	3,485	2004	11/8/2016	\$175,000	\$151
<p>PRICED TO SELL!! BOND IS PAID!! Villages of Sumter Clayton Villas, 2 bedroom 2 bath Villa home with one car attached garage with additional golf cart space. Welcome home to your like new Villa in The Villages, Florida. Wake up to spectacular sunrises, take a walk on well lit streets, enjoy the community amenities, pool, tennis and executive golf courses. This home is immaculately kept and has unforgettable curb appeal. Painted and bordered driveway, walkway and screened in lanai and uncovered patio. Plenty of space to grill and enjoy with friends and family. Tropical Florida fauna with speckled rock in the landscaped beds around the home. Darling picket fences line the streets adding to this peaceful and welcoming community. Come home to a graciously sized kitchen that meets your every need, including a closet pantry and breakfast bar! Solar tube lights in kitchen and baths and sliding glass doors allow the sun rays to light up the combination family room and dining room areas. A generously sized master bedroom awaits with a large walk in closet and master bath with fiberglass walk in shower! Second bedroom is also ample with lots of windows. Lots to see in this exclusive neighborhood and lots to do in this active community and lots to love about the surrounding conveniences.</p> <p><i>Listing Courtesy of RE/MAX REALTY CENTER INTERNATL</i></p>								
		<i>New, Active: 11/14/2016</i> <i>MLS ID: G4834938</i>						
2312 Quincy Ct	Single Family	3/2	1,887 sq ft	8,276	2008	11/14/2016	\$365,000	\$193
<p>Wait till you see this Gardenia Designer! Double-Deep GOLF CART GARAGE, GLASS ENCLOSED ELEVATED LANAI, ROOM FOR A POOL and the ROOF WAS REPLACED in 2013! But there's more â€” beautiful TILE in the main living areas, LAMINATE in the front bedroom (does not have a closet) and carpet in the 2 bedrooms. The Master Suite has a TRAY CEILING, 2 CUSTOM Walk in Closets and a CUSTOM Tiled ROMAN SHOWER. The OPEN plan of this model is ideal for Entertaining with a Spacious kitchen, GRANITE COUNTERTOPS, lg. breakfast bar, Pull-out Shelves and separate breakfast nook. The Living/Dining Area has VAULTED KNOCKDOWN CEILINGS and there are no "Iconic" Columns in the Dining Room allowing you more options for decorating. The Guest BR's are located opposite the Master Suite, affording ultimate PRIVACY for you and your guests - just close the Pocket door! The Guest Bath, located between the 2 Guest BR's has a Tub/Shower combo. Curb appeal? You bet! Located on a CORNER LOT, you have a peak-a-boo view of the golf course from the ELEVATED LANAI which is Glass Enclosed. This home has so many extras such as an ELECTRIC GARAGE DOOR SCREEN, ATTIC STAIRS, Painted Lanai and Granite thru-out with Rectangular Sinks in both baths. The Glass Entry door and Sidelight enhance the already light & bright home. Centrally located in the Village of BONITA, you are right in the heart of The Villages. Tax line reflects property taxes only. CDD line reflects combination of bond \$1,388.99, maint. \$473.65 & fire dist \$81. Bond Bal. \$16,878.45.</p> <p><i>Listing Courtesy of REALTY EXECUTIVES IN THE VILLA</i></p>								
		<i>New, Active: 11/20/2016</i> <i>MLS ID: G4835098</i>						
2317 Midnight Pass Ct	Single Family	3/2	1,958 sq ft	6,534	2009	11/20/2016	\$409,000	\$209
<p>This exceptional EXPANDED IRIS with a GOLF CART GARAGE and an IN-GROUND SPA provides all the upgrades one could hope to find! Located on a quiet cul-de-sac street in the VILLAGE of ST CHARLES, this gorgeous home features designer upgrades throughout! CROWN MOULDING and neutral tile flooring through the main living areas enhance this spacious home. The kitchen has warm, wood cabinets with GRANITE counters, STAINLESS appliances, REVERSE OSMOSIS filtration, and a WINE BAR! Sliding glass doors with custom Comices open from the living area and the breakfast nook to bring the outdoors in! The master suite has a serene decor and features a stunning tray ceiling, beautifully enhanced with custom woodwork! The master bath has a ROMAN SHOWER, GRANITE counters, dual sinks and a vanity area. The master closet offers customized storage. The guest area of the home has two spacious bedrooms, both with customized closets, and a guest bath with GRANITE counters and a tub/shower combination with upgraded glass doors. The EXPANDED LANAI is CLIMATE CONTROLLED and offers textured floors and full-length, SLIDING GLASS windows! A SUMMER KITCHEN features a wall of cabinetry with a tiled backsplash, stainless gas grill (fueled by a buried propane tank) vent hood, and an under-cabinet refrigerator! The additional birdcage lanai provides a peaceful spot to enjoy the IN-GROUND SPA! This is a GORGEOUS home with too many upgrades to list located in a super convenient Villages location, steps from the popular SeaBreeze Rec Center!</p> <p><i>Listing Courtesy of REALTY EXECUTIVES IN THE VILLA</i></p>								

New Listings: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
		<i>New, Active: 11/19/2016</i>		<i>MLS ID: G4835144</i>				
3591 Valleybrook Way	Single Family	3/2	1,935 sq ft	6,098	2014	11/19/2016	\$273,900	\$142
<p>Like New Designer with 2 car garage and golf cart garage. Retail shopping and restaurants in 4 different directions but all within minutes of the home. Pool is located 1 block away. Golf and recreation centers are all close to the home. Brownwood and Lake Sumter landing are the two closest town centers. Home has carpet and ceramic tile throughout. Two sliding glass doors leading to the large residential lanai. Interior Laundry with vanity sink and cabinets overhead of machines for storage. Vaulted and tray ceilings throughout the home. Roman shower along with his and her sinks in Master bedroom. Upgraded stainless steel appliances. This home is ready for you and has a low maintenance landscape.</p> <p><i>Listing Courtesy of PALM REALTY AND RENTALS INC</i></p>								
		<i>New, Active: 11/16/2016</i>		<i>MLS ID: G4835017</i>				
1485 Highland Pl, #33	Single Family	3/2	1,900 sq ft	7,405	2001	11/16/2016	\$259,900	\$137
<p>WOW! Can you say upgrades? Not only is this location one of the best, but this home has so much going for it. Situated on a beautifully landscaped corner lot, some of the upgrades include paver walk way, screened front porch, beautiful new front door to add to the already great curb appeal. When you enter the home you will enjoy crown molding, wood laminate flooring throughout, new lighting & fans, newly painted interior including ceilings & closets, glass enclosed lanai, private outdoor living, new kitchen sink, pull out shelves in cabinets & pantry, all new top of the line SS appliances (all under manufacturer's warranty), new walk in shower & commode in guest bath. Finished attic for storage, ceiling fan in garage, garage is also screened. NEW upscale energy efficient air conditioner, NEW hot water heater. Laundry room also has a pantry which of course has pull out shelves as well, beautiful new washer/dryer. Centrally located between Spanish Springs & Lake Sumter Landing which provides great entertainment, shopping & restaurants, also close to the Savannah Center & oh so close to The Glenview Restaurant & Country Club for great dining experiences & views of The Glenview Championship Golf Course, not to mention tennis courts. Bond Balance \$645.00 Bond Debt \$356.26, Bond Maintenance \$308.52, you don't want to miss seeing this home. Priced to sell, this beautiful home will not last long!</p> <p><i>Listing Courtesy of ERA GRIZZARD REAL ESTATE</i></p>								
		<i>New, Active: 11/18/2016</i>		<i>MLS ID: G4834976</i>				
1914 Sagamore St	Villa Detached	3/2	1,398 sq ft	4,356	2009	11/18/2016	\$242,250	\$173
<p>The Village of Jacaranda - Location is key! This three bedroom, two bath block constructed villa has been very well maintained inside and out. Light and bright with ceramic tile and carpet throughout. Open plan with kitchen, dining and living room. Kitchen has ample counter top space, breakfast bar and closet pantry. The Master bedroom has a large walk in closet and the Master bath features a walk in shower. Beyond the living room is the roomy Florida room. The backyard requires minimal maintenance. Open patio with rock/ grass landscaping. A bonus is the inside laundry room and well kept one car/ golf cart parking garage. Truly immaculate - move in ready. NO BOND. Act Fast. This gem will not be around long!</p> <p><i>Listing Courtesy of MORRIS REALTY AND INVESTMENTS</i></p>								
		<i>New, Active: 11/14/2016</i>		<i>MLS ID: G4834836</i>				
2565 Rayburn Ct	Single Family	3/2	1,392 sq ft	7,067	2009	11/14/2016	\$229,900	\$165
<p>OUTSTANDING! AMARILLO/SUN KISSED MODEL in the village of HEMINGWAY just blocks from COLONY PLAZA and 3 minutes to HAVANA Country Club. Located on a QUIET Cul-de-Sac street. As you enter this ONE OWNER home you will be immediately struck with the tasteful decorating and the open floor plan with beautiful WIDE PLANK laminate flooring in the living room, dining room with VOLUME CEILINGS. The kitchen has maple shaker cabinets with a decorative back splash, bisque appliances, stainless steel sink with a goose neck faucet. The Kitchen island has its front finished to coordinate with the laminate flooring. The laminate floor extends into the master bedroom and closet. The walk in closet has shelving to maximize storage. The master bath has DUAL SINKS and walk in shower. The split floor plan has two bed rooms with a POCKET DOOR for privacy. Both guest bedrooms have CLOSETS. The guest bath has an extra linen closet behind the door as well as another in the hall. The entire home is tastefully decorated and provides a light bright and casual feel. The lanai and the grill pad have a CHATTAHOOCHEE ROCK deck. The Lanai has roll down COOLAROO shades. The lanai faces NE and overlooks an OVERSIZED PRIVATE backyard with plenty of room for pool or a large bird cage. The inside laundry has a wash tub, storage cabinet, shelves, and a front loader washer and dryer. The air handler is in the garage for peace and quiet. The 2 car garage has an insulated garage door. WATCH THE VIRTUAL TOUR, CLICK BUTTON TOP LEFT</p> <p><i>Listing Courtesy of REALTY EXECUTIVES IN THE VILLA</i></p>								



New Listings: 20 (cont.)

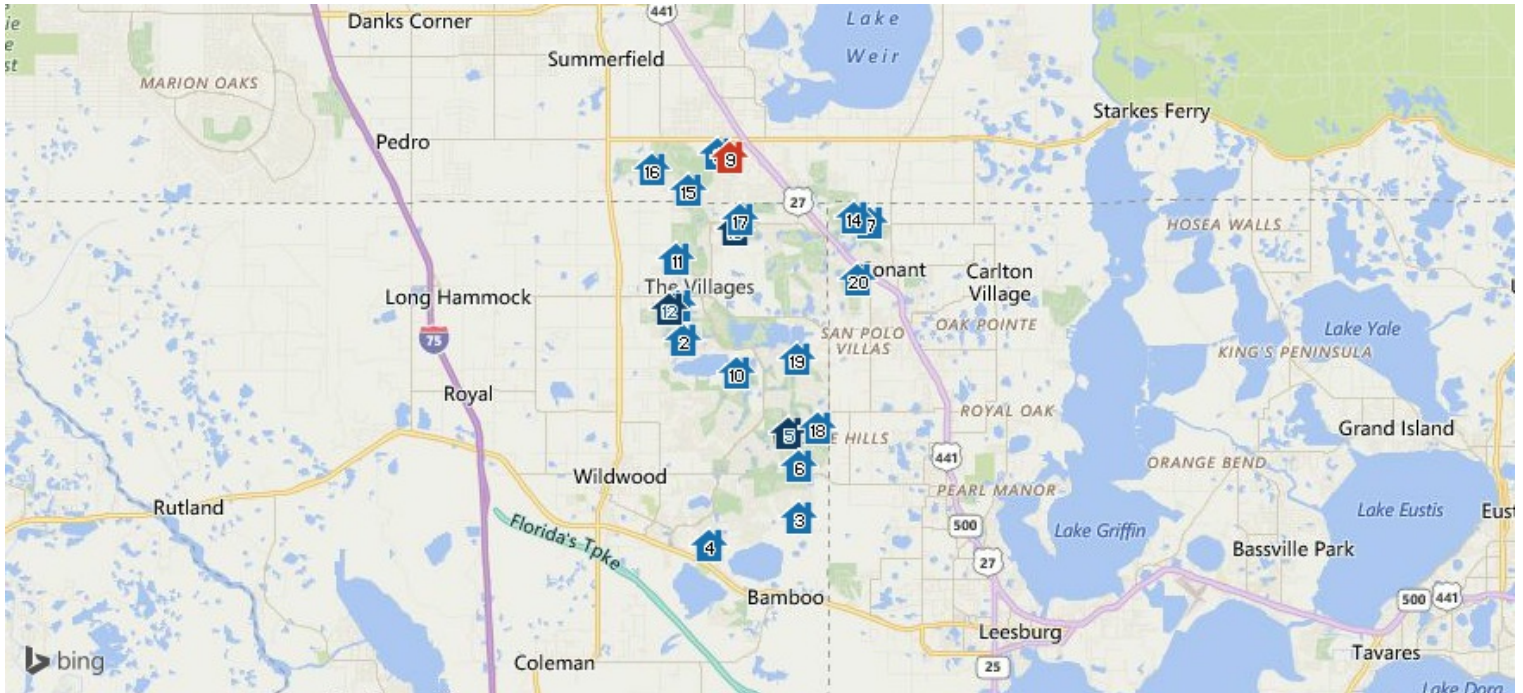
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
 <p>10 FOR SALE • New, Active: 11/16/2016 MLS ID: G4835019</p> <p>2078 Countrywind Ct Villa Detached 3/2 1,392 sq ft 4,356 2011 11/16/2016 \$249,000 \$179</p> <p>3 Bedroom 2 Bathroom Courtyard Villa.</p> <p><i>Listing Courtesy of ERA GRIZZARD REAL ESTATE</i></p>								
 <p>11 FOR SALE • Active: 10/28/2016 MLS ID: G4834075</p> <p>1539 Hartsville Trl Single Family 3/2 2,372 sq ft 10,019 2005 10/28/2016 \$499,900 \$211</p> <p>Exceptional block & stucco "Lantana" designer. This beautiful home offers plenty of luxury appointments such as a 4' extended garage, a private 14' x 18' Bonus Room just off of the master bedroom and a solar/gas heated saltwater pool with a gorgeous view of the Heron Executive golf course all situated on an oversized corner lot with lush landscaping. The drive and walkway have brick pavers that compliment the landscape curbing. The kitchen, living room, dining room, laundry room and baths have ceramic tiled floors. All bedrooms have wall-to-wall carpeting. The kitchen shines with granite c'tops, pot drawers, appliance garage and cabinet pantry. Additional features: French doors leading to the pool area, rounded corners, knockdown/cathedral ceilings, under counter washer & dryer, an attic solar fan, pull down attic stairs, and covers on the rain gutters to keep out debris. The Heron and Pelican executive golf courses are just down the street. The Hibiscus Rec. Center, Cane Garden Country Club and Lake Sumter Landing Market Square are a very short golf cart ride away. If you are searching for luxury and extra square footage at a VERY COMPETITIVE PRICE.....Motivated seller! Call today to tour this home before it's gone.</p> <p><i>Listing Courtesy of RE/MAX PREMIER REALTY</i></p>								
 <p>12 FOR SALE • Active: 10/25/2016 MLS ID: G4834146</p> <p>16995 SE 91st Shubrick Ct Single Family 3/2 1,500 sq ft 6,164 2003 10/25/2016 \$224,900 \$150</p> <p>Enjoy The VILLAGES LIFESTYLE AND have a QUIET HAVEN with a LOW BOND in the VILLAGE OF WOODBURY! Convenience is at your fingertips with a great location near Mulberry Grove Regional Rec Center, Mulberry Grove Plaza shopping & restaurants, VA Clinic & VHS Mulberry Grove Clinic. It's just minutes from the Savannah Center, gourmet dining at Nancy Lopez Legacy Golf & Country Club, Glenview Champions Golf & Tennis Country Club, and the Sharon L Morse Performing Arts Center. Plus, you are only 10 min to Spanish Springs and 15 min to Lake Sumter Landing for all of the FREE town square entertainment! Situated on a CORNER LOT with mature landscaping, citrus & palm trees, this block & stucco JASMINE (formerly Dogwood) Designer home with 3 BR/2 BA/2 car garage is VALUE PRICED! This functional and popular SPLIT BEDROOM FLOOR PLAN has a light & bright dÃ©cor with loads of natural light because of SOLAR TUBE, the location of the 20' x 9' GLASS ENCLOSED FLORIDA ROOM and the SOUTHERN REAR EXPOSURE of the home. MASTER SUITE is dreamy with the INSIDE LAUNDRY accessible through the Master BA or the garage. No more dirty leisure laundry in a hamper â" just drop them into the washer as you walk by to the shower! Kitchen has SILK/BISQUE THERMOFOIL CABINETS with plenty of storage space, GAS RANGE, & EAT-IN BREAKFAST NOOK. Housekeeping will be a breeze w/ this NO CARPET, perfect size, retirement home. And a LOW BOND BALANCE of \$3856 makes this home an attractive buy. Donât wait â" call to reserve your private showing today!</p> <p><i>Listing Courtesy of RE/MAX PREMIER REALTY, INC</i></p>								
 <p>18 FOR SALE • Active: 10/31/2016 MLS ID: O5473293</p> <p>1593 Bermuda Pl Single Family 3/2 1,400 sq ft 5,985 2005 10/31/2016 \$229,900 \$164</p> <p>Looking for a pre-owned home with upgrades already done? Come see this ranch in Sunset Pointe, a great location in the center of The Villages, just south of Lake Sumter Landing. 2016 upgrades â¢ Kitchen & bathrooms: granite countertops with undermount sinks and new faucets â¢ Kitchen: subway tile backsplash â¢ Kitchen: all new stainless steel appliances, including French Door refrigerator â¢ Laundry room: all-new inside laundry room â¢ Landscaping: new landscaping around lanai and for privacy Since purchased in 2012 â¢ Florida room: triple sliding glass doors and solar shades on three sides, heated and air-conditioned by mini split, floor raised to house level, fan/lights/outlets added â¢ Sliding (bam) doors: between living area and Florida room, between living area and 3rd bedroom (den) â¢ Front door: decorative full-length glass insert, retractable screen â¢ Solar tubes: dining area and both bathrooms â¢ Front of house: widened driveway and added front patio Other key features â¢ 3 bedrooms (1 currently used as den, sliding doors added between den and living area, wall-hung tv included, no closet) â¢ 2 bathrooms â¢ 1 1/2 car garage â¢ Hip roof, irrigation, gutters, blinds, motion detector light in laundry room, dimmer in dining area</p> <p><i>Listing Courtesy of FORSALEBYOWNER.COM REFERRAL</i></p>								

New Listings: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	FOR SALE	* New, Active: 11/16/2016		MLS ID: U7798569				
736 AVECILLA DR	Villa Detached	3/2	1,698 sq ft	7,964	2011	11/16/2016	\$615,000	\$362
<p>Open and airy; spectacular views of water, live oaks, Morse bridge, golf hole, Waterfront Hotel, variety of birds, huge outdoor living area for entertaining. Exotic granite in kitchen with counter, back splash and island all covered in verde fuoco rare granite as well as in both bathrooms. Brazilian Pecan wood flooring throughout home except in kitchen, bathrooms and laundry where there is tile. High end Micheal Phelps Momentum Swimsa with propulsion waves and large therapeutic hot tub. Lots of space for entertaining, dogs, or personal quiet enjoyment with a view that will keep you mesmerized. Lovely Florida room with views to the water, sunrise and sunset. No end to recreational oppotunities and golf courses. 9 hole golf free for life!</p> <p><i>Listing Courtesy of JACK KELLER INC</i></p>								
	FOR SALE	* Active: 10/30/2016		MLS ID: G4833863				
1082 Berkshire PI	Single Family	3/2	1,326 sq ft	5,227	2003	10/30/2016	\$197,900	\$149
<p>JUST ONE LOOK INSIDE will make you FALL IN LOVE with this stylish VILLAGES HOME! CHIC & COSMOPOLITAN best describes this TURKEY, FULLY FURNISHED and PROFESSIONALLY DECORATED Ranch home with a LOW BOND BALANCE and coveted REAR PRIVACY (backs up to cul-de-sac homes)! Located in the VILLAGE OF SUMMERHILL on a QUIET STREET, this EXTENDED CORPUS CHRISTI model with 3 BR/2 BA (3rd BR does not have a closet) is centrally & conveniently positioned close to the CR466 commercial corridor with everything you need to enjoy The VILLAGES LIFESTYLE and a HIGH LEVEL of QUALITY of LIFE. You are minutes from shopping, restaurants, entertainment, recreational facilities, medical facilities churches, public library, the College of Lifelong Learning, and Lake Sumter Landing. This fashionable home can be your private sanctuary or the perfect rental property with super ROI! This popular SPLIT BEDROOM PLAN is FUNCTIONALLY EFFICIENT & ECONOMICAL yet provides comfortable living space because it is STRETCHED TO 1326 SQ. FT. of living area. Home has been lovingly maintained by its owners with updates of FRESH INTERIOR PAINT in main living area, WOOD LAMINATE FLOORING, NEW CARPET in Master BR, COMFORT HEIGHT 17" TOILET in Master BA, NEW LIGHT FIXTURES in both bathrooms, CEILING FANS, STORM DOOR, & a LANDSCAPING REFRESH with red mulch. BOND BALANCE is \$6,045.81. Better hurry & grab this beauty before a savvy shopper snags this one!</p> <p><i>Listing Courtesy of RE/MAX PREMIER REALTY, INC</i></p>								
	FOR SALE	* New, Active: 11/15/2016		MLS ID: G4834980				
1630 Allendale PI	Villa Detached	2/2	1,156 sq ft	3,920	2006	11/15/2016	\$172,000	\$149
<p>Furnished 2 bedroom 2 both Colony Patio Villa located near the center of The Villages in the village of Liberty Park. Great location with easy access to Lake Sumter Landing and Brownwood. This villa features room in the kitchen for a breakfast table, dining room, living room and two bedrooms and two baths plus a screened in lanai. The home has both gas (stove; hot water heater, HVAC) and electric appliances. A new roof was put on in October 2012. Interior has been freshly painted. The taxes shown below do not include the CDD fee of \$842 per year. Bond balance is \$5623.</p> <p><i>Listing Courtesy of REALTY EXECUTIVES IN THE VILLA</i></p>								
	FOR SALE	* Active: 11/5/2016		MLS ID: G4834582				
1880 W Schwartz Blvd	Mobile Home	2/2	1,040 sq ft	6,300	1987	11/5/2016	\$139,000	\$134
<p>Look at this Gorgeous!!!!!! two bedroom two bathroom home located right in the heart of The Villages on an oversized corner lot. With upgraded flooring, granite-look counter tops, all tile bathrooms, vaulted ceilings and more! Come take a look for yourself today!</p> <p><i>Listing Courtesy of ERA GRIZZARD REAL ESTATE</i></p>								
	FOR SALE	* Active: 11/3/2016		MLS ID: G4834564				
1785 W Schwartz Blvd	Mobile Home	2/2	1,144 sq ft	5,400	1987	11/3/2016	\$112,900	\$99
<p>Property to be sold "AS IS". NO BOND! This 2 bed / 2ba home in The Village of Country Club Hills is being offered with carport, golf cart parking, on a bed of lush green grass. Newly installed sprinkler system and paver driveway. This lot is suitable for new home construction if so desired in the future. Master bedroom is large enough for a queen or king size bed & features a large vanity and shower in separate area from the vanity. Both rooms have walk in closets. Home features 2 solar tubes, vaulted ceiling, and screened lanai. There is also a large attached utility shed which houses the washer/dryer with plenty of room left for a work shop. Its all about location...near SPANISH SPRINGS, HOSPITAL, DOCTOR'S OFFICES, SHOPPING AND DINING!!! OH YEAH, NO BOND!!! PUT YOUR STAMP ON IT NOW!</p> <p><i>Listing Courtesy of RE/MAX PREMIER REALTY, INC</i></p>								

New Listings: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	<div style="display: flex; align-items: center;"> <div style="background-color: #0070C0; color: white; padding: 2px 5px; font-weight: bold;">18 FOR SALE</div> <div style="margin-left: 10px;"> <p><i>New, Active: 11/8/2016</i> <i>MLS ID: G4834843</i></p> </div> </div>							
1648 Dutchess Loop	Single Family	3/2	1,966 sq ft	8,712	2009	11/8/2016	\$529,000	\$269
<p>STUNNING EXPANDED GARDENIA!!! VILLAGE OF ST. CHARLES - Location! Location! This sought after Gardenia Designer home (a former model) has it all. A custom designed driveway welcomes you into this 3 bedroom, 2 bath, 2 car plus golf cart garage which is centrally located near the Seabreeze Recreation Center. A beautiful solar heated pool with waterfalls, surrounded by Chattahoochee River Rock decking, stainless steel summer kitchen, extended lanai and matured, professional landscaping make relaxing easy. EXTREMELY PRIVATE! No homes behind! There is tile flooring throughout, granite in the kitchen, custom ceramic tile backsplash and breakfast bar wall, Stainless Steel appliances, custom cabinets with pull out drawers, plantation shutters, and audio surround sound in the living room. Other features include custom comices enhancing the 12' stackable sliding doors in the living room and double sliders in the owners suite. Don't miss seeing the two custom built-in closets, walk in Roman Shower, water filtration system, Custom storage cabinets in the garage plus a pull down ladder for additional storage, two solar powered attic ventilators, Epoxy garage flooring...upgrades galore! A MUST SEE!!</p> <p style="text-align: center;"><i>Listing Courtesy of RE/MAX PREMIER REALTY, INC</i></p>								
	<div style="display: flex; align-items: center;"> <div style="background-color: #0070C0; color: white; padding: 2px 5px; font-weight: bold;">20 FOR SALE</div> <div style="margin-left: 10px;"> <p><i>Active: 10/31/2016</i> <i>MLS ID: G4834349</i></p> </div> </div>							
16592 SE 77th Northridge Ct	Single Family	3/2	2,004 sq ft	7,405	2003	10/31/2016	\$358,777	\$179
<p>Astonishing 3/2 Block Stucco Designer Lantana Model with a Salt Water Pool and PRIVACY in the Popular village of Calumet Grove!!! This beauty is sure to impress you from the diagonal ceramic tile in the foyer, living room, dining room, kitchen, bathrooms and INSIDE laundry room to the gorgeous laminate floors in the bedrooms. The Master bedroom is roomy (17 x13) accommodating all your bedroom furniture with ease and the master bathroom is filled with bonuses from the Tiled Walk in shower to the large Jetted Jacuzzi TUB for relaxing! Kitchen has STAINLESS STEEL appliances that are only 1 1/2 years old (the Cooktop is a gas 5 Burner) and the cabinets have pull-outs plus a Lazy Susan. Also the kitchen has a separate eat in nook. The large INSIDE laundry room (11 x 8) can easily accommodate a desk or freezer. The architectural shingle roof (2003) qualifies for Wind mitigation discount! This home has a sound system that works both inside and outside by the pool as well as a SUMMER KITCHEN- an added bonus when you entertain! The pool has solar panels to heat it PLUS a gas heater so you can choose what works best for you!! A few other things that this home offers are: PRIVACY with the lovely walls surrounding the back of this home, VOLUME CEILINGS, EXTENDED Covered Lanai area, solar tubes, humidifier system, GAS & Electric utilities, 91 Gallon Hot Water Heater, Close to the VA center, shopping, grocery stores and so much more!! Call today to make an appointment to see this one of a kind home!!!</p> <p style="text-align: center;"><i>Listing Courtesy of FLAMINGO REAL ESTATE & MINGMT</i></p>								



Price Changes: 20

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
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1 FOR SALE - Active: 10/7/2016 MLS ID: G4833491

374 Red Bank Rd Villa Detached 2/2 1,156 sq ft 10/7/2016 \$195,000 \$189,000 11/20/2016 -3.08%

A SNOWBIRD&S (and others) DREAM HOME! This Exceptionally well maintained FURNISHED Colony Patio Villa is in the desirable Village of TALL TREES near shopping, entertainment, restaurants and more all accessible by Golf Cart.. The enclosed LANAI is located on the SIDE OF THE HOME instead of the traditional front lanai entry, accessed from the LV via glass sliding doors. Gas appliances, heat and hot water provide greater efficiency and reduced operating costs. The lovely FURNITURE in every room is included in this sale. Vaulted ceilings, fans, paneled doors, thermal windows a well landscaped OVERSIZED lot, Home Warranty, and more are included in this first time offering. In addition, the driveway is nicely painted and the car-and-a-half garage has sliding screens. See it now, you'll be glad you did. Call Bob today.

Listing Courtesy of REALTY EXECUTIVES IN THE VILLA






2 FOR SALE - New, Active: 11/8/2016 MLS ID: G4834730

876 Allagash Ave Villa Detached 2/2 1,156 sq ft 11/8/2016 \$179,000 \$175,000 11/20/2016 -2.23%









PRICED TO SELL!! BOND IS PAID!! Villages of Sumter Clayton Villas, 2 bedroom 2 bath Villa home with one car attached garage with additional golf cart space. Welcome home to your like new Villa in The Villages, Florida. Wake up to spectacular sunrises, take a walk on well lit streets, enjoy the community amenities, pool, tennis and executive golf courses. This home is immaculately kept and has unforgettable curb appeal. Painted and bordered driveway, walkway and screened in lanai and uncovered patio. Plenty of space to grill and enjoy with friends and family. Tropical Florida fauna with speckled rock in the landscaped beds around the home. Darling picket fences line the streets adding to this peaceful and welcoming community. Come home to a graciously sized kitchen that meets your every need, including a closet pantry and breakfast bar! Solar tube lights in kitchen and baths and sliding glass doors allow the sun's rays to light up the combination family room and dining room areas. A generously sized master bedroom awaits with a large walk in closet and master bath with fiberglass walk in shower! Second bedroom is also ample with lots of windows. Lots to see in this exclusive neighborhood and lots to do in this active community and lots to love about the surrounding conveniences.

Listing Courtesy of RE/MAX REALTY CENTER INTERNATL

Price Changes: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
			<i>Active: 8/20/2016 MLS ID: G4831540</i>					
3424 Sassafras Ct	Single Family	3/2	1,916 sq ft	8/20/2016	\$309,900	\$299,900	11/12/2016	-3.23%
<p>WOW This is the SUPER POPULAR... hard to find "ASPEN" block & stucco 3 bedm/2 full bath designer model. The driveway, walkway and lanai are all custom design coated. The OVERSIZED lanai is GLASS ENCLOSED and has custom shades. The two-car garage has an insulated door and the whole house water filter/softener. The interior of the home is light and bright with the addition of solar tubes. The kitchen is fully equipped and is complimented with ceramic tile flooring, a spacious pantry, MAPLE cabinetry and high definition laminate countertops & backsplash. The inside laundry room comes with a utility tub and Maytag washer & dryer. The spacious master bedroom boasts a tray ceiling and large walkin closet. The master bath has dual vanities and the desirable designer walkin shower with glass block for added lighting. The location of this home is fabulous! Within a ten minute golf cart ride to the Colony Shopping Plaza, Charlotte adult pool, Captiva Recreation Center and surrounded by the newest golf courses in The Villages! Come and tour this home today before it is gone!</p> <p style="text-align: right;"><i>Listing Courtesy of RE/MAX PREMIER REALTY</i></p>								
			<i>Active: 10/5/2016 MLS ID: G4833323</i>					
3817 Kaley Ct	Single Family	3/2	1,942 sq ft	10/5/2016	\$379,900	\$369,900	11/19/2016	-2.63%
<p>Located in the Village of Lake Deaton this beautiful 3 bedroom 2 bath expanded Aspen sits on an oversized private home site at the end of a quiet cul-de-sac street. Surrounded by mature landscaping this gorgeous home offers excellent curb appeal. The very spacious kitchen featuring, tall cabinets, stainless steel appliances, breakfast bar, and built in wine rack is the heart of the home. Over looking the living room and dining area it is a great place to entertain your friends and family. The living room is very bright and spacious and is adomed with plantation shutters. Open the sliders and enjoy the expanded lanai which will become your favorite space with a great view of your landscaped back and side yard. There is plenty of room to add a pool. The master suite had a tray ceilings with room for a large bedroom set. The bath features a huge closet, dual sinks, tiled walkin shower and a private water closet. The split floor plan makes for a truly guest friendly area. The guest bedroom is expanded with bay windows enhanced by Plantation shutters making for a light bright setting. A pocket door gives privacy to your guest. The Third bedroom has a closet and volume ceilings. The oversized 2.5 garage has plenty of space for your toys and has pull down stairs for extra storage and an attic solar fan. Front entry features a retractable screen door. Don't miss this great home. Water filtration system in garage does not convey.</p> <p style="text-align: right;"><i>Listing Courtesy of REALTY EXECUTIVES IN THE VILLA</i></p>								
			<i>Pending: 11/18/2016 MLS ID: G4830516</i>					
768 Baisley Trl	Single Family	3/2	1,927 sq ft	7/27/2016	\$299,000	\$288,500	11/2/2016	-3.51%
<p>NO HOMES BEHIND! SENSATIONAL, GORGEOUS DESIGNER HOME WITH GARDENIA FLOOR PLAN (CAMELIA) ON OVERSIZED LOT, EASY GOLF CART TO SUMTER LANDING. Touring the exterior you'll note the professionally designed landscaping with rock wall, stone mulch, paver patio, grille deck & the sweet smell of the flora. Enter through the glass/screen storm door and leaded glass entry into the foyer leading to the large living room with adjoining, spacious dining room. As a bonus, the owner has created a 28' x 9' FLORIDA ROOM from the former lanai with tiled floor, double pane windows, INSULATED CEILING and French doors leading to the delightful 10' x 26' paver patio and garden. The eat-in kitchen has been completely redone with custom cabinetry, GRANITE counters, a movable, custom built island nook with extra seating and storage, also upgraded stainless appliances & gourmet sink. The oversized master suite includes access to the Florida Room, double walkin closets, custom cabinetry with granite counters, a walkin shower & large linen closet. The guest suite is also well appointed with custom cabinets & GRANITE counter in the bath which separates the spacious bedroom and den/office. Solar tubes, pull out cabinet drawers, CHAIR RAIL, designer fixtures, INSULATED GARAGE....on and on. COME SEE THIS SENSATIONAL HOME TODAY</p> <p style="text-align: right;"><i>Listing Courtesy of REALTY EXECUTIVES IN THE VILLA</i></p>								









Price Changes: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
	 FOR SALE	<i>Active: 7/6/2016 MLS ID: G4829518</i>						
2669 Halsey Ter	Single Family	3/2	1,966 sq ft	7/6/2016	\$330,000	\$307,500	11/18/2016	-6.82%
<p>Located in Hemingway this Gardenia Floor plan sits on an oversized site and has been expanded to include a stretch to the 3rd bedroom and a stretch to the enclosed lanai. You will love the spacious kitchen which is light and bright and has a breakfast bar, Whitebay Thermofoil cabinets, quartz counter tops, tile floors, solar tube and a pantry. The living/dining area offers decorator painted walls, engineered wood floors and room for your family and friends when you entertain. The living room has stackable sliding glass doors that lead to the enlarged enclosed lanai the sliding windows offers a view of the private back yard and waterfalls. There is a separate Heat and AC to make this room usable year around. The master suite features room for your King size bedroom suite, tray ceiling, engineered wood floors, sliders to the enclosed lanai and has his and hers closets. The Master bath has dual sinks with a makeup area, quartz counter tops and a large linen closet. Your guests will love their suite with the carpeted bedroom and a spacious bathroom featuring quartz counter tops, solar tube and tiled tub area. The 3rd bedroom does have a closet. Other features of this home includes hand troweled ceilings, whole house surge protector, pull down stairs to the attic and flooring for storage, front door hide away screen, kitchen cabinet pull outs, and gutters around the home.</p> <p><i>Listing Courtesy of REALTY EXECUTIVES IN THE VILLA</i></p>								
	 FOR SALE	<i>Active: 8/13/2016 MLS ID: G4831250</i>						
1534 E Schwartz Blvd	Single Family	2/2	1,248 sq ft	8/13/2016	\$215,000	\$209,499	11/19/2016	-2.56%
<p>Golf Course frontage designer home. No Bond. Updated and cute as a button. Split floor plan. Large bedrooms, both bedrooms have large walk-in closets, bathrooms have tons of storage. Wood laminate floors or ceramic tile throughout home. No Carpet. Vaulted ceilings throughout the home. All new screening on lanai gives great views of the golf course. No balls to hit your house here, this home is on the 15th Tee box of Orange Blossom Championship golf course. Brick paver patio and rocked back yard add to your outdoor living enjoyment and is low maintenance. Granite counter tops and new sinks in kitchen and bath areas. Granite composite kitchen sink will never scratch. Great floor plan. A/C replaced in 2005, roof on house replaced in 2005, appliances all 3 years old. Master bathroom remodeled in 2014 with new seamless glass door in the tiled shower, new toilet, sink, granite counter tops and new tile floors. Roof on Florida room and lanai new last year. OWNER WILL PROVIDE BFS HOME WARRANTY for buyer.</p> <p><i>Listing Courtesy of VICKIE COUTURE RE SVCS LLC</i></p>								
	 FOR SALE	<i>Active: 9/20/2016 MLS ID: G4832792</i>						
16925 SE 94th Sunnybrook Cir	Villa Detached	2/2	1,160 sq ft	9/20/2016	\$163,000	\$157,000	11/19/2016	-3.68%
<p>Wow!! Great opportunity 2/2 Villa with Vaulted ceilings, open concept with spacious Interior, even the Lanai has vaulted ceilings. Colony floor plan. with the eating space in kitchen, pantry and breakfast bar. Master Bedroom is spacious with Master bath and Walk in closet. Come and see this home with nice shaded tree-bush on front of home. Make this your home retreat. Close to Neighborhood pool, Postal park, Dog park, Recreational Center with all fun activities and Shopping Center. Combined Taxes and Assessments \$1,924.69, Included Annual Maint. \$274.12. Annual Bond Assmt. \$245.27. Furniture is available as a separate package. Come over and start living the fabulous Life Style you have been waiting for.</p> <p><i>Listing Courtesy of SELLSTATE NEXT GENERATION REAL</i></p>								
	 FOR SALE	<i>Foreclosure, REO / Bank Owned Property, Active: 7/11/2016 MLS ID: G4829732</i>						
17044 SE 96th Chapelwood Cir	Single Family	3/2	1,392 sq ft	7/11/2016	\$201,900	\$172,900	11/15/2016	-14.36%
<p>BRING OFFERS! Come live the Florida Lifestyle! Live Here...in this spacious 3 bedrooms, 2 baths in a split floor-plan. This great room concept includes neutral tile, fresh interior paint, neutral carpet and plenty of storage. Enjoy morning coffee or a good book on the covered lanai, complete with screen enclosure. The Bond on this home is PAID in full. Priced reduction and priced to sell. This is not going to last at this price in the Villages. Place on your preview list today!</p> <p><i>Listing Courtesy of HOOK & LADDER REALTY OF CEN FL</i></p>								









Price Changes: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
	<i>Active: 10/28/2016 MLS ID: G4834075</i>							
	1539 Hartsville Trl	Single Family	3/2 2,372 sq ft	10/28/2016	\$529,900	\$499,900	11/19/2016	-5.66%
<p>Exceptional block & stucco "Lantana" designer. This beautiful home offers plenty of luxury appointments such as a 4' extended garage, a private 14' x 18' Bonus Room just off of the master bedroom and a solar/gas heated saltwater pool with a gorgeous view of the Heron Executive golf course all situated on an oversized corner lot with lush landscaping. The drive and walkway have brick pavers that compliment the landscape curbing. The kitchen, living room, dining room, laundry room and baths have ceramic tiled floors. All bedrooms have wall-to-wall carpeting. The kitchen shines with granite c'tops, pot drawers, appliance garage and cabinet pantry. Additional features: French doors leading to the pool area, rounded corners, knockdown/cathedral ceilings, under counter washer & dryer, an attic solar fan, pull down attic stairs, and covers on the rain gutters to keep out debris. The Heron and Pelican executive golf courses are just down the street. The Hibiscus Rec. Center, Cane Garden Country Club and Lake Sumter Landing Market Square are a very short golf cart ride away. If you are searching for luxury and extra square footage at a VERY COMPETITIVE PRICE.....Motivated seller! Call today to tour this home before it's gone.</p> <p style="text-align: right;"><i>Listing Courtesy of RE/MAX PREMIER REALTY</i></p>								
	<i>Active: 10/30/2016 MLS ID: G4833863</i>							
	1082 Berkshire Pl	Single Family	3/2 1,326 sq ft	10/30/2016	\$196,500	\$197,900	11/17/2016	0.71%
<p>JUST ONE LOOK INSIDE will make you FALL IN LOVE with this stylish VILLAGES HOME! CHIC & COSMOPOLITAN best describes this TURNKEY, FULLY FURNISHED and PROFESSIONALLY DECORATED Ranch home with a LOW BOND BALANCE and coveted REAR PRIVACY (backs up to cul-de-sac homes)! Located in the VILLAGE OF SUMMERHILL on a QUIET STREET, this EXTENDED CORPUS CHRISTI model with 3 BR/2 BA (3rd BR does not have a closet) is centrally & conveniently positioned close to the CR466 commercial corridor with everything you need to enjoy The VILLAGES LIFESTYLE and a HIGH LEVEL of QUALITY of LIFE. You are minutes from shopping, restaurants, entertainment, recreational facilities, medical facilities churches, public library, the College of Lifelong Learning, and Lake Sumter Landing. This fashionable home can be your private sanctuary or the perfect rental property with super ROI! This popular SPLIT BEDROOM PLAN is FUNCTIONALLY EFFICIENT & ECONOMICAL yet provides comfortable living space because it is STRETCHED TO 1326 SQ. FT. of living area. Home has been lovingly maintained by its owners with updates of FRESH INTERIOR PAINT in main living area, WOOD LAMINATE FLOORING, NEW CARPET in Master BR, COMFORT HEIGHT 17" TOILET in Master BA, NEW LIGHT FIXTURES in both bathrooms, CEILING FANS, STORM DOOR, & a LANDSCAPING REFRESH with red mulch. BOND BALANCE is \$6,045.81. Better hurry & grab this beauty before a savvy shopper snags this one!</p> <p style="text-align: right;"><i>Listing Courtesy of RE/MAX PREMIER REALTY, INC</i></p>								
	<i>Pending: 11/17/2016 MLS ID: G4833282</i>							
	424 Calvert Ter	Villa Detached	2/2 1,230 sq ft	10/1/2016	\$198,500	\$185,500	10/28/2016	-6.55%
<p>Cozy 2/2 AMELIA COURTYARD VILLA located in the CHERRY HILL VILLAS in the Village of BELVEDERE! This lovely villa has an eat-in kitchen, oak cabinets with pull out drawers, smooth top electric stove (gas available), side-by-side refrigerator, plenty of counter space, storage and a closet pantry! There is a convenient pass thru from the kitchen to the dining room. The dining room has sliding glass doors that open to the side courtyard – very convenient for grilling and/or even dining outside on the side patio. The living room opens with sliding glass doors out to the glass enclosed lanai which opens up to the courtyard with high villa wall for PRIVACY! The guest bedroom has it's own guest bath with a shower and tub! The spacious master bedroom has a walk-in closet and private bath with shower and vanity! And sliding glass doors that open to the lanai! VAULTED CEILINGS throughout! Great location - right around the corner from shopping, restaurants, grocery, banks and gas station!</p> <p style="text-align: right;"><i>Listing Courtesy of REALTY EXECUTIVES IN THE VILLA</i></p>								

Price Changes: 20 (cont.)





	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.	
	 PENDING	· Pending: 11/5/2016 MLS ID: G4830394							
2479 Tamarindo Dr	Single Family	3/2	1,528 sq ft	7/29/2016	\$249,900	\$240,000	11/7/2016	-3.96%	
<p>VILLAGE OF SANTIAGO- Customized Annandale (Designer version of Whispering Pine), with Hip Roof added and peaks removed for Cape-Coddish look. 2-Bedroom/2-Baths/ plus Den offers 1,528 SF is such a comfortable size. NOT A STITCH OF CARPET à CERAMIC TILE MOSTLY THROUGHOUT. Vaulted Ceilings, PLANTATION SHUTTERS, DOUBLE PANE WINDOWS, INTERIOR LAUNDRY (this was a customization); Lighted Ceiling Fans; Gas Appliances; LARGE Kitchen is open and offers Solid OAK WOOD Cabinets and GRANITE Countertops; (3) SOLAR TUBES; Exterior is lovely; OVERSIZED LOT (6,534 SF) backs up to El Camino Real Golf Cart Path (buffered by plenty of bushes). Rear Enclosed Lanai captures Northeast light and no neighbors behind you. Bar-B-Q on your Birdcage; Pretty landscaping with stones and Robelines. Designer painted Drive and painted Garage Floor. Immaculate home is ready for you! INCLUDES TRANSFERRABLE TERMITE BOND; INCLUDES 2007 ELECTRIC GOLF CART (Solar Panel Roof charges battery); Arch Shingle Roof (2000); Carrier HVAC (2014); Refrigerator (2010); Gas Range (2010); Dishwasher (2010); Microwave (2010); Garbage Disposal (2010); Washer (2000); Gas Dryer (2000); Gas Water Heater (2000) VERY LOW BOND PAYOFF \$ \$1027; Annual Bond Payment: \$388.59; Annual Maintenance: \$309.57 (Bond & Ann. Maintenance are considered the Annual CDD Fee); Annual Fire District Fee: \$81.00; Monthly Amenities Fee: \$150.</p> <p><i>Listing Courtesy of REALTY EXECUTIVES IN THE VILLA</i></p>									
	 FOR SALE	· Active: 5/21/2016 MLS ID: G4827750							
1709 Hilton Head Blvd	Mobile Home	2/2	1,092 sq ft	5/21/2016	\$129,900	\$120,000	10/31/2016	-7.62%	
<p>COUNTRY CLUB HILLS à FRESH AS A DAISY! Popular area and model, this CHEERY 2-Bedroom/ 2-Bath Marco is ready to be yours! \$25,000 in recent renovations provides freshly painted DRYWALL, INTERIOR, UPGRADED KITCHEN (Brand new Range, Dishwasher and Microwave (Including Brand New 20-Amp Circuit for Microwave), Brand New Cabinets, Brand New Countertops); BRAND NEW FLOORING THROUGHOUT à FRESH AND NEUTRAL! NICE OVERSIZED LOT offers beautiful flowering landscape (including a TANGERINE TREE) and great curb appeal! If you need, you can enter home with HANDICAP ACCESSIBLE RAMP! (2) Solar Tubes; No Gray Pipes (Plumbing Updated 2013); Double Pane Windows throughout (2012); Shingle Roof (2005); HVAC (2013); Brand new SUBFLOORING throughout home and Brand New Vapor Barrier Seals beneath home. Extra Large Utility and Storage Room with Washer and Dryer (older models but work great!); Widened Carport fits your car and a golf cart very comfortably. NO BOND! PRICED RIGHT!</p> <p><i>Listing Courtesy of REALTY EXECUTIVES IN THE VILLA</i></p>									
	 FOR SALE	· Active: 10/19/2016 MLS ID: G4833943							
17585 SE 88th Covington Cir	Single Family	3/2	3,631 sq ft	10/19/2016	\$429,500	\$407,400	11/18/2016	-5.15%	
<p>BIG & BEAUTIFUL! 4 bedroom 3 bath home in The Village of Royal Oak Live The Village lifestyle year round or make this your snowbird retreat! Nicely landscaped yard with royal palms and hibiscus plants. The St. Augustine model home offers lots of desirable features including a covered front porch, double decorative glass front doors, a grand foyer, formal dining room, formal living, family room, spacious kitchen with a pantry, built in features and plant shelving throughout & an enclosed FL room with a built in spa. Spacious guest bedrooms, with access to the FL room. Master suite has a custom tray ceiling, sitting area with a bay window and sliders leading to the spa deck. Master bath has a garden soaking tub, large enclosed shower and dual sinks. Just a quick golf cart ride around the corner to the golf course. Located just off of Buena Vista Blvd for easy commuting to all of the amenities that The Villages has to offer. Come make this your dream home! Needs some TLC and your own personal touches but priced accordingly. Schedule a viewing today. Room measurements are in correct, buyer to verify.</p> <p><i>Listing Courtesy of HOMERUN REALTY, LLC</i></p>									
	 FOR SALE	· Active: 5/31/2016 MLS ID: G4828185							
17172 SE 78th Crowfield Ave	Villa Detached	2/2	1,136 sq ft	5/31/2016	\$249,000	\$244,500	10/30/2016	-1.81%	
<p>A BEAUTIFUL, SERENE WATER AND GOLF VIEW AWAITS YOU at this 2/2 WOODLAWN Courtyard Villa in The Village of CALUMET GROVE! Sold TURNKEY and kept in MINT CONDITION! Featuring VOLUME CEILINGS and lots of natural light, an open kitchen with oak cabinets, pantry closet, GAS COOKING and large Breakfast Bar. The Living room and dining area are spacious. There is a POCKET DOOR to the guest area with linen closet, bath room with tub/shower combo and bedroom. From the MASTER bedroom wake up and see the water each morning! There is a large walk-in closet and master bath with stall shower. The lanai is screened and the COURTYARD is LARGE ENOUGH to expand the Lanai or ADD A POOL! The side courtyard is 15 feet wide, wider than most. Located in the quiet Village of Calumet Grove, close to shopping and walking distance to the pool! Tax line reflects taxes only with No Homestead Exemption. The Bond Balance is \$3021.07. The annual Bond payment is \$293.79, annual maintenance fee is \$297.01. Additional Fire/waste assessments are \$263.56. Total Tax Bill is \$4043.53.</p> <p><i>Listing Courtesy of REALTY EXECUTIVES IN THE VILLA</i></p>									

Price Changes: 20 (cont.)









	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
	 FOR SALE	<i>Active: 6/17/2016 MLS ID: G4828883</i>						
1626 Navidad St	Villa Detached	2/2	1,121 sq ft	6/17/2016	\$159,000	\$157,000	11/18/2016	-1.26%
<p>This 2/2 Colony Patio Villa is conveniently located in the Village of Alhambra, close to The Savannah Center and Spanish Springs. Its features include upgraded lighting and ceiling fans throughout as well as beveled counter tops in Kitchen and Baths. The A/C was replaced in 2010 and the yard requires minimal maintenance and mowing. Sit back and relax in this adorable home ... and there's NO BOND!</p> <p><i>Listing Courtesy of ERA GRIZZARD REAL ESTATE</i></p>								
	 FOR SALE	<i>Active: 8/25/2016 MLS ID: G4831769</i>						
479 Arbella Loop	Single Family	3/2	1,392 sq ft	8/25/2016	\$221,900	\$214,900	10/25/2016	-3.15%
<p>PRIVACY This is a very nice 3 bedroom 2 bath home that backs up to a farm setting. Amarillo ranch home with laminate flooring in the living and dining areas. Situated in a central location in the villages approximately 2 miles to colony Plaza for your shopping needs. Havana Championship Golf Course is approximately 1 mile and Mallory Country Club Championship Golf Course is approximately 1.5 miles. For your shopping and entertainment Lake Sumter Landing is just a short golf cart ride away. several par 3 golf courses within 2-3 miles. Owner will purchase 1 yr home warranty at closing. Owner will provide a paint allowance at closing.</p> <p><i>Listing Courtesy of VICKIE COUTURE RE SVCS LLC</i></p>								
	 FOR SALE	<i>Active: 3/1/2016 MLS ID: G4824309</i>						
663 Poinsett Ct	Single Family	3/2	2,026 sq ft	3/1/2016	\$399,000	\$315,000	10/24/2016	-21.05%
<p>THREE MINUTE GOLF CART RIDE TO SUMTER LANDING FROM THIS VILLAGE OF CAROLINE. ADORABLE GARDENIA MODEL HOME ON A QUIET CUL DE SAC. THE OPEN FLOOR PLAN IS PERFECT FOR ENTERTAINING. GRANITE COUNTER TOPS AND STAINLESS STEEL APPLIANCES GIVE THE KITCHEN A FEEL OF LUXURY. 3/2 BEDROOMS WITH SPLIT PLAN CONFIGURATION. THE LANAI IS GLASSED IN FOR YEAR ROUND ENJOYMENT. THIS HOME IS IN GREAT CONDITION AND READY TO MOVE IN. EASY TO SHOW. Bond payoff \$12,634.00</p> <p><i>Listing Courtesy of SELLSTATE NEXT GENERATION REAL</i></p>								
	 FOR SALE	<i>Active: 6/8/2016 MLS ID: G4828571</i>						
733 Cortez Ave	Single Family	2/2	1,452 sq ft	6/8/2016	\$184,000	\$174,000	11/17/2016	-5.43%
<p>CUTE AS A BUTTON!!! 2 BEDROOM 2 BATH SITE BUILT HOME LOCATED CLOSE TO SHOPPING CENTERS RESTAURANTS, BOWLING CENTER, CHULA VISTA RECREATION CENTER AND SPANISH SPRINGS. HOME IS FULLY FURNISHED. LOVELY BACK YARD WITH LOTS OF PRIVACY AND A LARGE PATIO. THIS IS A BEAUTIFUL HOME.</p> <p><i>Listing Courtesy of SELLSTATE NGR-THE VILLAGES</i></p>								



Pending Listings: 20

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
 Pending: 11/20/2016 <i>MLS ID: G4832837</i> 	Villa Detached	2/2	1,160 sq ft	4,356	9/20/2016	\$179,000	11/20/2016	\$154
<p>8150 SE 169th Palownia Loop</p> <p>Village of Calumet Grove, Merry Oak Villas. Stop in to this well maintained turnkey Colony Villa. It is fully furnished and clean and tidy. The inside laundry gives you more room in the 1 1/2 car garage. There is a water softener system, and the home comes with a home warranty with Old Republic. The Master has a king bed and there is a Queen in the guest. Beautiful furniture in the living room with a sofa, love seat, and leather recliner, and three televisions in the home. The front lanai has been finished with acrylic windows and tile flooring and has a beautiful table and chair set for four. Close to shopping, Mulberry recreation center, golf, and the VA. This is a foreign investor so the FRPTA form must be signed requiring the owner to live in the home at least 6 months of the year if he chooses to use it as a rental. There is a 4 seat golf car that can be bought separately. BOND PAID, MAINT BOND \$246.95, TAXES \$2598.00 *Three pictures and a blanket do not convey.. all are marked.</p> <p><i>Listing Courtesy of REALTY EXECUTIVES IN THE VILLA</i></p>								
 Pending: 11/19/2016 <i>MLS ID: G4830623</i> 	Villa Detached	3/2	1,663 sq ft	4,731	8/1/2016	\$249,900	11/19/2016	\$150
<p>419 Calhoun Ct</p> <p>Completely Remodeled 3/2 Anna Maria. This Stretched Villa Has Tile Floors Everywhere Except The Bedrooms Which Have Like New Neutral Carpet. Elegant Granite Counter Tops In The Kitchen Complement The White Thermofoil Easy Maintenance Cabinets. The Lanai Is Enclosed With Acrylic Windows For Year 'Round Enjoyment. The Location For This Villa Is Fabulous. Literally Walking Distance To Southern Trace Shopping Center.</p> <p><i>Listing Courtesy of ERA GRIZZARD REAL ESTATE</i></p>								









Pending Listings: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
	 PENDING • Pending: 11/18/2016 MLS ID: G4830516							
768 Baisley Trl	Single Family	3/2	1,927 sq ft	6,534	7/27/2016	\$288,500	11/18/2016	\$150
<p>NO HOMES BEHIND! SENSATIONAL, GORGEOUS DESIGNER HOME WITH GARDENIA FLOOR PLAN (CAMELIA) ON OVERSIZED LOT, EASY GOLF CART TO SUMTER LANDING. Touring the exterior you'll note the professionally designed landscaping with rock wall, stone mulch, paver patio, grille deck & the sweet smell of the flora. Enter through the glass/screen storm door and leaded glass entry into the foyer leading to the large living room with adjoining, spacious dining room. As a bonus, the owner has created a 28' x 9' FLORIDA ROOM from the former lanai with tiled floor, double pane windows, INSULATED CEILING and French doors leading to the delightful 10' x 26' paver patio and garden. The eat-in kitchen has been completely redone with custom cabinetry, GRANITE counters, a movable, custom built island nook with extra seating and storage, also upgraded stainless appliances & gourmet sink. The oversized master suite includes access to the Florida Room, double walk-in closets, custom cabinetry with granite counters, a walk-in shower & large linen closet. The guest suite is also well appointed with custom cabinets & GRANITE counter in the bath which separates the spacious bedroom and den/office. Solar tubes, pull out cabinet drawers, CHAIR RAIL, designer fixtures, INSULATED GARAGE....on and on. COME SEE THIS SENSATIONAL HOME TODAY</p> <p style="text-align: center;"><i>Listing Courtesy of REALTY EXECUTIVES IN THE VILLA</i></p>								
	 PENDING • Pending: 11/16/2016 MLS ID: G4834546							
803 Sharon Dr	Mobile Home	2/2	1,290 sq ft	7,200	11/2/2016	\$104,900	11/16/2016	\$81
<p>Shorewood 1000 featuring 2 bedrooms and 2 bathrooms, large Florida Room with Wet Bar, two walk-in closets, Enclosed Lanai, Utility Room w/ Workbench, Double Driveway, and well-maintained mature landscape. NO Bond! Furniture Included. Priced to Sell Quickly!</p> <p style="text-align: center;"><i>Listing Courtesy of ERA GRIZZARD REAL ESTATE</i></p>								
	 PENDING • Pending: 11/17/2016 MLS ID: G4834867							
1607 Myrtle Beach Dr	Mobile Home	2/2	1,092 sq ft	5,400	11/11/2016	\$109,900	11/17/2016	\$101
<p>COUNTRY CLUB HILLS- TRULY LOVELY AND WON'T LAST! 2-Bedroom/ 2-Bath ONE-OWNER HOME, IMMACULATE and TURNKEY Marco, 1092 SF, with LOCATION! LOCATION! LOCATION! Starting with great curb appeal and landscaping: Front offers attractive tall twin Palms, Single Car Carport, GOLF CART GARAGE â€œEnter cheery home with soft pastel DRYWALL INTERIOR, nice Berber carpeting in Living Room, Dining Room, Bedrooms; Highboy Toilets, NEVER DOUBLE PANE THERMAL WINDOWS THROUGHOUT, NO GRAY PIPES; Enclosed Lanai. This is PRICED SO RIGHT! Newer appliances: HVAC (2012); Range (2010); Refrigerator (2010); Garbage Disposal (2011); Shingle Roof (original); NO BOND! HURRY ON THIS ONE!</p> <p style="text-align: center;"><i>Listing Courtesy of REALTY EXECUTIVES IN THE VILLA</i></p>								
	 PENDING • Pending: 11/1/2016 MLS ID: G4830348							
1607 Hilton Head Blvd	Mobile Home	2/2	1,040 sq ft	5,400	7/22/2016	\$105,900	11/1/2016	\$102
<p>COUNTRY CLUB HILLS- Sought after location is close to both Hilltop and Orange Blossom Country Club Poolsâ€”2 Bedroom/ 2-Bath Captiva, not fancy but nice! AND PRICED NICE! Laminate throughout-NO CARPET. Handicap modified with easy-up Ramp into front door, grab bars, widened doorways make for easy mobility. Vaulted Ceilings, No Gray Pipes. VERY NICE Landscaping and Painted Drive. GOLF CART GARAGE and nice concrete Pad for parking extra golf carts too. Large Screened Lanai is great place to watch the world go by (peek-a-boo view of Golf Course across the street); COMES WITH BUYERS HOME WARRANTY! Ages of Roof and Appliances are unknown. NO BOND!</p> <p style="text-align: center;"><i>Listing Courtesy of REALTY EXECUTIVES IN THE VILLA</i></p>								









Pending Listings: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
	Pending: 11/5/2016 MLS ID: G4830394							
2479 Tamarindo Dr	Single Family	3/2	1,528 sq ft	6,534	7/29/2016	\$240,000	11/5/2016	\$157
<p>VILLAGE OF SANTIAGO- Customized Annandale (Designer version of Whispering Pine), with Hip Roof added and peaks removed for Cape-Coddish look. 2-Bedroom/2-Baths/ plus Den offers 1,528 SF is such a comfortable size. NOT A STITCH OF CARPETâ CERAMIC TILE MOSTLY THROUGHOUT. Vaulted Ceilings, PLANTATION SHUTTERS, DOUBLE PANE WNDOWS, INTERIOR LAUNDRY (this was a customization); Lighted Ceiling Fans; Gas Appliances; LARGE Kitchen is open and offers Solid OAK WOOD Cabinets and GRANITE Countertops; (3) SOLAR TUBES; Exterior is lovely; OVERSIZED LOT (6,534 SF) backs up to El Camino Real Golf Cart Path (buffered by plenty of bushes). Rear Enclosed Lanai captures Northeast light and no neighbors behind you. Bar-B-Q on your Birdcage; Pretty landscaping with stones and Robelines. Designer painted Drive and painted Garage Floor. Immaculate home is ready for you! INCLUDES TRANSFERRABLE TERMITE BOND; INCLUDES 2007 ELECTRIC GOLF CART (Solar Panel Roof charges battery); Arch Shingle Roof (2000); Carrier HVAC (2014); Refrigerator (2010); Gas Range (2010); Dishwasher (2010); Microwave (2010); Garbage Disposal (2010); Washer (2000); Gas Dryer (2000); Gas Water Heater (2000) VERY LOW BOND PAYOFF \$ \$1027; Annual Bond Payment: \$388.59; Annual Maintenance: \$309.57 (Bond & Ann. Maintenance are considered the Annual CDD Fee); Annual Fire District Fee: \$81.00; Monthly Amenities Fee: \$150.</p> <p><i>Listing Courtesy of REALTY EXECUTIVES IN THE VILLA</i></p>								
	Pending: 11/17/2016 MLS ID: G4832146							
885 Fenwick Loop	Single Family	2/2	1,329 sq ft	6,534	9/4/2016	\$218,500	11/17/2016	\$164
<p>LIKE NEW this BEAUTIFUL 2/2 PEARL COTTAGE HOME with GREAT OPEN living room, dining room and kitchen in the Village of SANIBEL is close to Colony Plaza. Observe the nice curbing, rockery, and shrubs as you drive up to this home. As you enter the home you are greeted with the warmth of the GREAT ROOM with CROWN MOLDING. The SPACIOUS living room features carpet flooring; vinyl flooring is in the dining room and kitchen. From the dining room you can step outside to your screened lanai and patio, great for grilling. The kitchen features Sable-stained cabinets w/crown molding, hardware, under/upper lighting, GLASS TILE BACK SPLASH, laminate counters, SMOOTH-TOP electric range, NEW upgraded side-by-side refrigerator, and cabinet pantry w/PULL OUTS. Separating the kitchen and dining room is a large ISLAND with storage and hanging pendent lights. The master bedroom has a large walk-in closet and also features a pocket door to your en suite bathroom w/dual sinks, separate commode/shower area, and linen closet. The guest room features rain-wash dÃ©cor color and in the hall is a LOVELY guest bathroom with tub/shower. The inside laundry features UPGRADED washer/dryer, set tub and cabinets. Step into your 4' EXPANDED 2-car garage w/storage cabinets, pull-down attic stairs, and electric garage screen. This GEM of a home features NO HOMES BEHIND, knock-down vaulted ceilings, 6-panel doors, upgraded lighting, gutters all around, architectural shingled roof and more. Mr. and Mrs. Immaculate live here!</p> <p><i>Listing Courtesy of REALTY EXECUTIVES IN THE VILLA</i></p>								
	Pending: 11/17/2016 MLS ID: G4834957							
1601 Alhambra Way	Single Family	3/2	1,572 sq ft	9,148	11/14/2016	\$199,000	11/17/2016	\$127
<p>Lovely Amarillo model in immaculate condition with a 12x14 Florida ROOM! Volume ceilings throughout, open kitchen, 2ft EXTENSION TO GARAGE and extra long driveway are only some of the great features of this home. Split bedroom plan offers privacy for guests. Kitchen complete with custom counter tops and island for extra counter space, seating and cabinet storage. 6 panel doors and lever handles. GAS utilities. Located on an OVERSIZED Lot, rear of home has a spacious lanai (extended by 3ft) with area for barbecue and possibly a POOL. NEW Hot Water Heater. Sitting on an elevated lot, this nice home is in an EXCELLENT location close to the hospital, shopping and restaurants. Some furnishings can be left. Gas Yamaha Golf Cart available separately. CDD Maintenance Fee: \$279.26. CDD Bond Debt Payment \$351.51. Bond Balance: \$627.32.</p> <p><i>Listing Courtesy of RE/MAX PREMIER REALTY</i></p>								







Pending Listings: 20 (cont.)

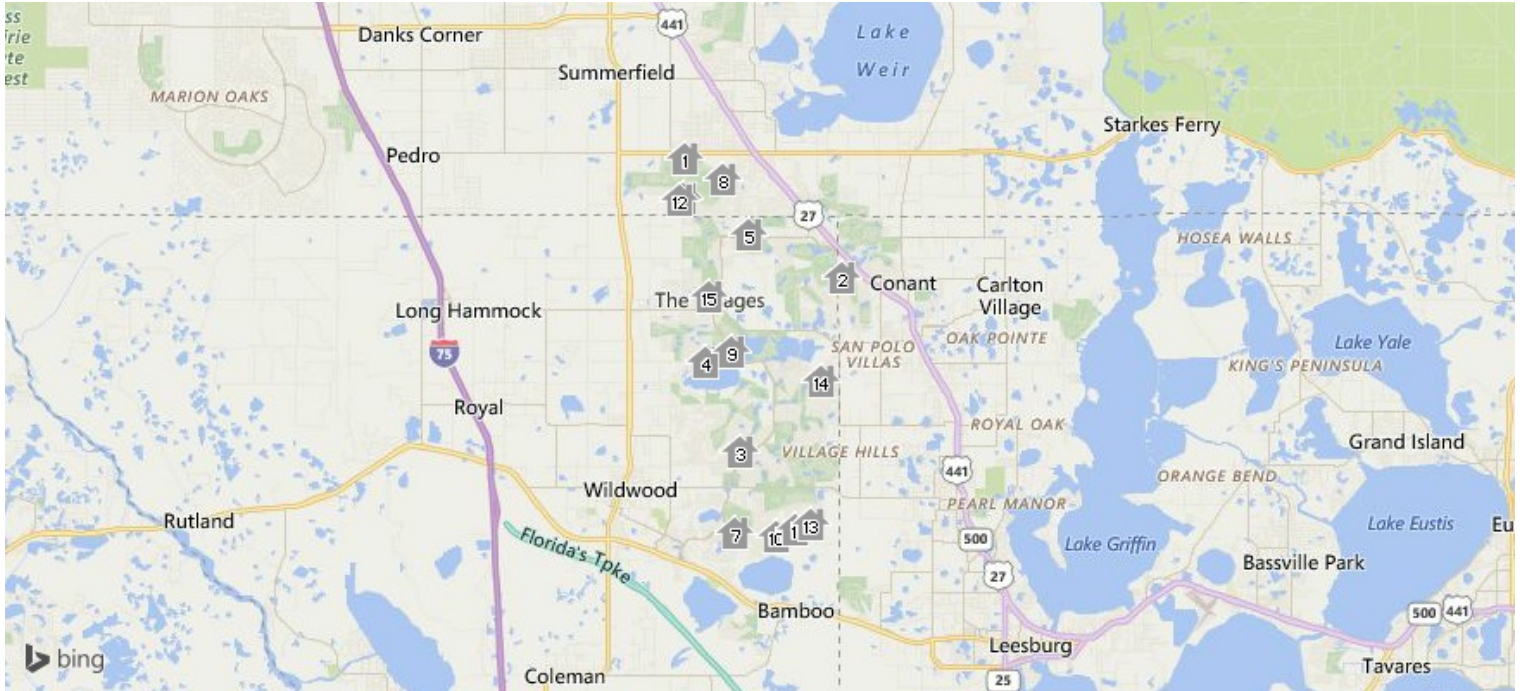
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.	
	 PENDING • Pending: 10/26/2016 MLS ID: G4833534								
1825 Kaufman Cir	Single Family	3/2	1,404 sq ft	4,800	10/9/2016	\$179,900	10/26/2016	\$128	
<p>COUNTRY CLUB HILLS- 3-BEDROOM/ 2-BATH, 1404 SF, SITE BUILT CORPUS CHRISTIE ON GOLF COURSE!!! Welcome to this ONE-OWNER HOME that is IMMACULATE and WELL MAINTAINED! Quiet Cul-de-Sac and on 3rd TEE of Orange Blossom Golf Course (Golf balls don't hit homeâ"Yay!). Fresh curb appeal with Brick Paver Drive and easy-maintenance landscaping. Front of home has a screened Lanai that faces Garden View (guest Pavilion with additional parking); DOUBLE PANE WINDOWS THROUGHOUT, Upgraded Kitchen Oak Cabinets, Solar Tube (Guest Bath). Kitchen and Enclosed Rear Lanai Golf Course View. SPLIT FLOOR PLAN: Spacious Master Bedroom (15â x 13â) with adjoining Master Shower. Equally spacious Guest Bedrooms (13â x 11â) afford privacy for your family or friends visitingâ"or have an Office facing Golf Course. INTERIOR LAUNDRY, 2-CAR ATTACHED GARAGE with Privacy Screen, Solar Fan in Atticâ"even a Transferrable Termite Bond! BUYERS HOME WARRANTY INCLUDED. Some furnishings negotiable. NO BOND! Shingle Roof (2004); HVAC (2007); Fridge, Dishwasher, Water Heater (original); Range (2011); Microwave (2014); Washer & Dryer (2013)</p> <p><i>Listing Courtesy of REALTY EXECUTIVES IN THE VILLA</i></p>									
	 PENDING • Pending: 11/17/2016 MLS ID: G4833282								
424 Calvert Ter	Villa Detached	2/2	1,230 sq ft	4,356	10/1/2016	\$185,500	11/17/2016	\$151	
<p>Cozy 2/2 AMELIA COURTYARD VILLA located in the CHERRY HILL VILLAS in the Village of BELVEDERE! This lovely villa has an eat-in kitchen, oak cabinets with pull out drawers, smooth top electric stove (gas available), side-by-side refrigerator, plenty of counter space, storage and a closet pantry! There is a convenient pass thru from the kitchen to the dining room. The dining room has sliding glass doors that open to the side courtyard - very convenient for grilling and/or even dining outside on the side patio. The living room opens with sliding glass doors out to the glass enclosed lanai which opens up to the courtyard with high villa wall for PRIVACY! The guest bedroom has it's own guest bath with a shower and tub! The spacious master bedroom has a walk in closet and private bath with shower and vanity! And sliding glass doors that open to the lanai! VAULTED CEILINGS throughout! Great location - right around the corner from shopping, restaurants, grocery, banks and gas station!</p> <p><i>Listing Courtesy of REALTY EXECUTIVES IN THE VILLA</i></p>									
	 PENDING • Pending: 11/16/2016 MLS ID: G4833565								
1512 Doral Cir	Single Family	2/1	1,108 sq ft	5,760	10/18/2016	\$139,000	11/16/2016	\$125	
<p>This site-built home is located in the Village of Country Club Hills is just a short walk to the neighborhood Hilltop Pool and a very short golf cart ride to the Orange Blossom Hills country club and golf course. This home is a decorator's dream with Cathedral ceilings, newer wood laminate and tile flooring, new granite counter tops and stainless steel appliances in 2015 (refrigerator in Oct 2016) and a nice open air patio in the rear of the home. Other upgrades include an HVAC system in 2007, and roof in 2005. Best of all, there is no bond on this home.</p> <p><i>Listing Courtesy of REALTY EXECUTIVES IN THE VILLA</i></p>									
	 PENDING • Foreclosure, REO / Bank Owned Property, Pending: 11/17/2016 MLS ID: G4826957								
16798 SE 80th Bellavista Cir	Single Family	3/2	1,918 sq ft	6,970	5/2/2016	\$232,000	11/17/2016	\$121	
<p>Backs to golf course! "Gardenia" designer home in the Village of Calumet Grove. Backs up onto The Nancy Lopez golf course. 1,918 sq. ft. home has 3 bedrooms and 2 bathrooms. It is a split design. There is a breakfast nook as well as a formal dining room for entertaining. The master bedroom has TWO walk-in closets! The master bath has dual vanities... plus separate enclosed shower. The guest bedrooms are located on the opposite side of the home providing privacy. The third bedroom has a volume ceiling (lacks a closet). The laundry room is nicely equipped with washer, dryer, overhead cabinets AND a utility tub. 2-car garage. Gas utilities and ceiling fans. The Chatham Recreation Center is just around the corner and you are just a short golf cart ride from the Nancy Lopez 27 hole Championship Golf Course as well as the popular Walnut Grove and Briarwood Executive courses.</p> <p><i>Listing Courtesy of EXIT REALTY TRI-COUNTY</i></p>									

Pending Listings: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.	
	 PENDING	<i>Pending: 11/17/2016 MLS ID: G4834695</i>							
1289 Addison Ave	Single Family	2/2	1,248 sq ft	5,663	11/10/2016	\$184,900	11/17/2016	\$148	
<p>This adorable Calhoun Model in the Village of Glenbrook is situated on a Cul-De-Sac street for minimal traffic and the front yard boasts gorgeous vistas of Glenbrook CC along with a tranquil lake and golf course. With over 1200 sq. ft. this 2/2 home with an open floor and vaulted ceilings has plenty to offer for the discriminate buyer looking for a BIG BANG for the BUCK. The kitchen has a gas range plus the walnut cabinets have pull outs for ease & convenience in addition to a closet pantry. Both bedrooms offer extra space and each has a walk-in closet. The master has it's own bathroom with a large vanity, vanity mirror and walk-in shower w/seat. The HVAC was replaced last year with a new Carrier system as well as the installation of a new tankless hot water system. A few months ago a new water softener system was also installed. As a bonus and not figured in the square footage is a large glass enclosed lanai also under heat & air with an attached outdoor concrete patio for grilling. A brick paver driveway leads to a two car garage and the paver walkway to the front entrance is enhanced with beautiful landscaping and stone walls. This home is ideally located close to shopping & restaurants and only a short distance to the Savannah Center, Polo Fields, and Glenview CC. There is a low Bond Balance of \$703.</p> <p><i>Listing Courtesy of REALTY EXECUTIVES IN THE VILLA</i></p>									
	 PENDING	<i>Pending: 11/12/2016 MLS ID: G4834719</i>							
1502 Blueberry Way	Single Family	3/2	1,452 sq ft	7,841	11/12/2016	\$235,900	11/12/2016	\$162	
<p>Exceptional Corpus Christi model in the village of Duval. This home offers 3 bedrooms / 2 baths, an oversize lot, 2 car+golf cart garage, engineered hardwood flooring throughout except in kitchen & baths, upgraded above counter glass bowl sinks in baths, upgraded faucets, upgraded ceiling fans, stainless steel appliances, Corian catops, HUGE master bedroom closet, tiled glass enclosed lanai, patio pergola, an addition for storage or hobby room, 5 solar tubes, cathedral ceilings, completely furnished / TURN-KEY and so much more. Everything you see conveys with the home PLUS an American Home Shield Whole House Warranty! Come and see it today!.. you will be glad you did! Note: 3rd bedroom had no closet.</p> <p><i>Listing Courtesy of RE/MAX PREMIER REALTY</i></p>									
	 PENDING	<i>Pending: 11/16/2016 MLS ID: G4834921</i>							
1088 Genesee Ln	Single Family	3/2	1,240 sq ft	5,227	11/15/2016	\$199,900	11/16/2016	\$161	
<p>Come enjoy THE VILLAGES LIFESTYLE and live economically in this 3 BR/ 2 BA FULLY FURNISHED, MOVE IN READY, CORPUS CHRISTI Ranch home! (NOTE: 3rd BR does not have closet)! This home has an EXCELLENT CENTRAL LOCATION near the CR466 commercial corridor with convenience at your fingertips. Located in the VILLAGE OF SUMMERHILL on a QUIET STREET, you are minutes from shopping, restaurants, entertainment, recreational facilities, medical facilities, banks, churches, public library, the College of Lifelong Learning, and Lake Sumter Landing. This home has a multitude of NEW UPDATES including Microwave hood, Dishwasher, HVAC w/ air purifier 2016, Hot water heater, fresh interior paint, carpet throughout, ceiling fans, pendant lighting over breakfast bar, dining area light fixture, exterior shutters, Sunbrella sunshade over rear patio, & the list goes on! BRAND NEW furniture from City Furniture & BRAND NEW mattresses & boxsprings in Master BR and 2nd BR. And can you believe that a 4 SEATER ELECTRIC GOLF CART w/ new Trojan battery, Sunbrella roof accessory, & 2 new tires is available and can be purchased separately? Best of all, the CDD BOND is PAID! This cute, "just like new" home is waiting for its new owner! Call today for your showing appointment! This one will not last!</p> <p><i>Listing Courtesy of RE/MAX PREMIER REALTY, INC</i></p>									
	 PENDING	<i>Pending: 11/15/2016 MLS ID: G4834071</i>							
447 Simpson St	Single Family	3/2	2,025 sq ft	7,841	10/22/2016	\$265,000	11/15/2016	\$131	
<p>LOCATION! LOCATION! LOCATION! Located in convenient Village of Mallory Square. Close to golf, pools, postal station, recreation and Lake Sumter Landing. Popular stretched Gardenia with plantation shutters throughout, screened lanai with stamped concrete flooring, light maple cabinetry (with pullouts), wood border around counters with matching wainscoting under breakfast bar. Marble look bathroom countertops and sinks. Master bath has dual sinks and tiled shower. Third bedroom has no closet but has cathedral ceilings. Guest suite has pocket doors for guest privacy. Guest bath is tiled with jetted tub with shower. Home shows light and bright! NEW AC/HEAT Handler 2016! Home does has gas capabilities for stove. For buyer's peace of mind, seller providing a one year American Home Shield warranty. This home is priced to sell quickly so don't delay! Bond payoff is \$12,299.54, annual bond payment is \$ 1112.78 and annual maintenance assessment is \$497.76.</p> <p><i>Listing Courtesy of ERA GRIZZARD REAL ESTATE</i></p>									

Pending Listings: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
	 PENDING • Pending: 11/16/2016 <i>MLS ID: G4831123</i>							
2626 Buttonwood Run	Single Family	3/2	1,216 sq ft	6,098	8/9/2016	\$185,000	11/16/2016	\$152
<p>This is a 3/2 Sand Castle (3rd bedroom does not have a closet.) Built in 2010 and is like new. This home is the perfect home for those who want the convenience of 3 bedrooms in a small package. This is one of The Villages most efficient layouts. It has a great living area, room for a dining table, an open kitchen concept, and split floorplan. The main living area also has vaulted ceilings to give you a more spacious feel. There is a screened lanai in the back and no kissing lanais. The backyard is spacious with distance between you and your neighbors. This home is being offered with a Home Warranty. Bond Balance \$17,440.50 until October 1, 2017, Annual Bond Payment \$1,603.07, Annual Maintenance Fee \$595.31.</p> <p><i>Listing Courtesy of REALTY EXECUTIVES IN THE VILLA</i></p>								
	 PENDING • Pending: 11/14/2016 <i>MLS ID: G4831695</i>							
1868 Peachtree Ave	Villa Detached	3/2	1,439 sq ft	4,356	8/23/2016	\$245,000	11/14/2016	\$170
<p>Welcome home to this 3 BR villa with captivating view of Tally Ho Championship course from this lanai and low maintenance courtyard with fruit trees. Sit back and embrace the Villages lifestyle without the hassle of yard maintenance. Also perfect for "snowbirds" who want to lock the door and leave for the summer months. Stainless steel kitchen appliances and Maytag washer and dryer in this inside laundry room. This Thome Hill floor plan is like the Foxglove but no slider in master giving you more wall space. Convenient to Savannah, Glenview golf, tennis and dining, shopping and restaurants as well as Spanish Springs and Lake Sumter Town Squares. Kitchen has tile flooring and the main living area and bedrooms have Berber carpeting. As the furnace and AC are original, the seller is offering an American Home Shield Warranty on appliances and systems. BOND HAS BEEN PAID! Furniture available for purchase. Don't miss this one!</p> <p><i>Listing Courtesy of ERA GRIZZARD REAL ESTATE</i></p>								
	 PENDING • Pending: 11/14/2016 <i>MLS ID: G4832696</i>							
1618 Belle Grove Dr	Villa Detached	2/2	1,164 sq ft	3,049	9/16/2016	\$189,500	11/14/2016	\$163
<p>As you approach the gate at the Cottages at Summerchase, you can anticipate the elegance that is evident throughout this lovely community. This very well maintained 2/2 block and stucco villa is move in ready. Neutral colors throughout will easily fit any decorating colors you choose. This villa is being sold unfurnished and is priced to sell. Convenient to all of the amenities that The Villages has to offer its residents, you will enjoy how close you are to Glenview Country Club, the Savannah Center, golf courses, pools, recreation centers, shopping and restaurants. The courtyard area is perfect for peaceful relaxation and is pet friendly if you have pets. The garage has room for your auto and golf cart. The kitchen features a closet pantry and eating space in the kitchen with room for a table and chairs. There is a pass through in the kitchen to the dining area so you can conveniently entertain. The spacious master bedroom has a sliding door to access the covered and screened lanai, which is also accessible from the living room. Don't wait to see this villa. It is priced to sell.</p> <p><i>Listing Courtesy of RE/MAX PREMIER REALTY, INC</i></p>								



Expired Listings: 15

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Expired Date	Price per sq. ft.
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1 RECENTLY EXPIRED • Expired, MLS Listing G4827686, 5/20/2016 MLS ID: G4827686

8326 SE 167th Forsyth St Villa Detached 3/2 1,588 sq ft 9,583 2003 \$349,900 11/20/2016 \$220

OVERSIZED 2 CAR GARAGE and parking pad for a Corner Stoneybrook Courtyard Villa. What a rarity!! BOND PAID. Over \$98,000 in Upgrades including new 18 seer HVAC w/UV light and tankless hot water heater. Low maintenance yard. Championship Golf course frontage (Lopez Ashley Meadows 7th hole). Kitchen boasts quartz counter tops, oak cabinets, an inviting island with breakfast bar, and expertly finished cabinets with crown molding and trim. There is crown molding throughout the home to include bathrooms. Cathedral ceilings enhance the openness of the living room with hardwood floors. Bathrooms upgraded including a the master àRoman Showerà with 2 shower heads and customized Master Closet. Hall bath upgrades includes a jetted tub. Upgraded sliding glass doors with built in blinds enclose the lanai accessible from the Living Room and Dining Room. Short distance to Mulberry Recreation Center, bank, medical offices (including VA), and shopping. Tax line includes CDD fee. Furnishings offered separately.

Listing Courtesy of REALTY EXECUTIVES IN THE VILLA








2 RECENTLY EXPIRED • Expired, MLS Listing G4827739, 5/20/2016 MLS ID: G4827739

1120 Avenida De Las Casas Condo 2/3 1,575 sq ft 1,086 1999 \$349,900 11/20/2016 \$222




Ever hear the saying "LOCATION-LOCATION-LOCATION"? This is what Realtor's will tell you is THE #1 thing to look for when purchasing a property. Well, the LOCATION for this home doesn't get any better than this. You are literally a 2 minute walk and you are in downtown Spanish Springs with all the shopping, restaurants and entertainment at your beck and call. It's like living in Disney World. This Luxurious Townhome Condominium has upgrades galore. The gorgeous Dark Cherry Wood plank flooring are throughout the entire home and matches perfectly with the kitchen and bathroom vanity cabinets. The Elegant Red Quartz countertops in the kitchen are something to behold. The whole color scheme throughout the home is mesmerizing and gives a very classy feel to the home. Upstairs you will love the arrangement. The Guest Bedroom has a built-in Murphy Bed with a pull down office desk and workstation. The HUGE Master Bedroom can accommodate just about any furniture. The large walk-in shower with a Rain Head makes showering an experience. If you are looking for a Turn Key opportunity, this home comes completely FURNISHED AND DECORATED. These homes are a Rare Treat, Totally Maintenance Free Outside... Don't miss out on this opportunity to own one of the Elegant Guest Accommodations that The Villages built for their guests..You will be very proud to entertain here and call this YOUR HOME! Perfect Investment Opportunity As Well. As A Rental Unit It Doesn't Get Any Better. Check Out YouTube video

Listing Courtesy of ERA GRIZZARD REAL ESTATE




Expired Listings: 15 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Expired Date	Price per sq. ft.
	3 RECENTLY EXPIRED • Expired, MLS Listing G4827497, 5/16/2016 MLS ID: G4827497 1643 Allendale PI Villa Detached LOCATION! LOCATION! LOCATION! Are you looking for a turnkey colony patio villa on a corner lot with a low bond balance? This home has some of the most desirable features: Volume Ceilings, Laminate Flooring, Gas Appliances, Large Finished Side Lanai, and a Rocked Yard for Low maintenance. Located in Liberty Park just south of Lake Sumter Landing this home is a short golf cart ride to everything The Villages has to offer. <i>Listing Courtesy of ERA GRIZZARD REAL ESTATE</i>	2/2	1,156 sq ft	5,663	2006	\$196,500	11/16/2016	\$170
	4 RECENTLY EXPIRED • Expired, MLS Listing G4827658, 5/16/2016 MLS ID: G4827658 939 Barrymoore Loop Single Family This Designer Whispering Pine Model is located in the Village of Ashland. Could be a three bedroom, two bath as den contains a 'Murphy Bed'. Good sized breakfast nook in kitchen, separate dining area. The GE appliances are included. Solar tubes in dining, kitchen and both bathrooms. Sliding glass doors lead to the enclosed Lanai, the Bird Cage and spa, which has a retractable awning. Private back yard, no homes behind. Garage has sliding screen doors. Convenient location. Real Estate Taxes-\$1,183.47 plus Non-Ad Valorem assessments for Unit 83: Villages Fire District-\$81; Spec.Assmt. maintenance-\$474.91; Spec Assmt. Bond-\$653.88. Combined taxes and assessments = \$2,393.26. Bond Balance \$6,901.68 <i>Listing Courtesy of SUMMER LAKE REALTY</i>	3/2	1,500 sq ft	5,663	2004	\$279,000	11/16/2016	\$186
	5 RECENTLY EXPIRED • Expired, MLS Listing G4828246, 6/1/2016 MLS ID: G4828246 1614 Campos Dr Single Family Cute and tidy 2 bedroom, 2 bath with open and airy feel. This is a great villa with convenient access to Savannah Center and a short distance to Spanish Springs. Freshly painted interior makes this move in ready. Air conditioned garage for the hobbyist. Sliding screen door on garage. Open patio plus a screened porch for daytime enjoyment. This is an affordable villa with a convenient location! All information provided is to be verified by buyer/buyer agent. <i>Listing Courtesy of NORTHSTAR REALTY SERVICES</i>	2/2	1,121 sq ft	3,485	1998	\$160,000	11/14/2016	\$143
	6 RECENTLY EXPIRED • Expired, MLS Listing G4827403, 5/13/2016 MLS ID: G4827403 8254 SE 176th Lawson Loop Single Family You'll be dazzled by this charming 2 bedroom, 2 bath BIRCH DESIGNER home. Home Features: VAULTED ceilings, TILE on diagonal in Living/Dining, Kitchen, Bath rooms and Utility room. Master bedroom has large walk in closet. Upgrade lighting and fans, ENCLOSED LANAI with GLASS windows and Tile flooring. New A/C in 2013, New Refrig. in 2014, New STORM DOOR. GUTTER/DOWN SPOUTS, CURBING around landscaping, CUSTOM DESIGNED Drive way, Sidewalk and front porch. Utility is inside of home and Furnace is located in garage. Back yard has large bushes to give you privacy. This home is located near Mulberry Plaza for shopping. Taxes reflect Bond Assmt. \$503.89, Bond Maint. \$560.88. Bond Bal. is \$5,094.58 <i>Listing Courtesy of REALTY EXECUTIVES IN THE VILLA</i>	2/2	1,248 sq ft	5,663	2002	\$199,000	11/13/2016	\$159
	7 RECENTLY EXPIRED • Expired, MLS Listing G4827452, 5/15/2016 MLS ID: G4827452 3444 Earl Way Single Family Nice corner home site. 3 bedroom 2 bath home with open great room. Huge bedrooms and great curb appeal. This corner lot allows to add a pool or even make home larger. Close to everything. <i>Listing Courtesy of HARBOR HILLS SALES, INC</i>	3/2	2,017 sq ft	10,462	2014	\$359,900	7/6/2016	\$178





Expired Listings: 15 (cont.)

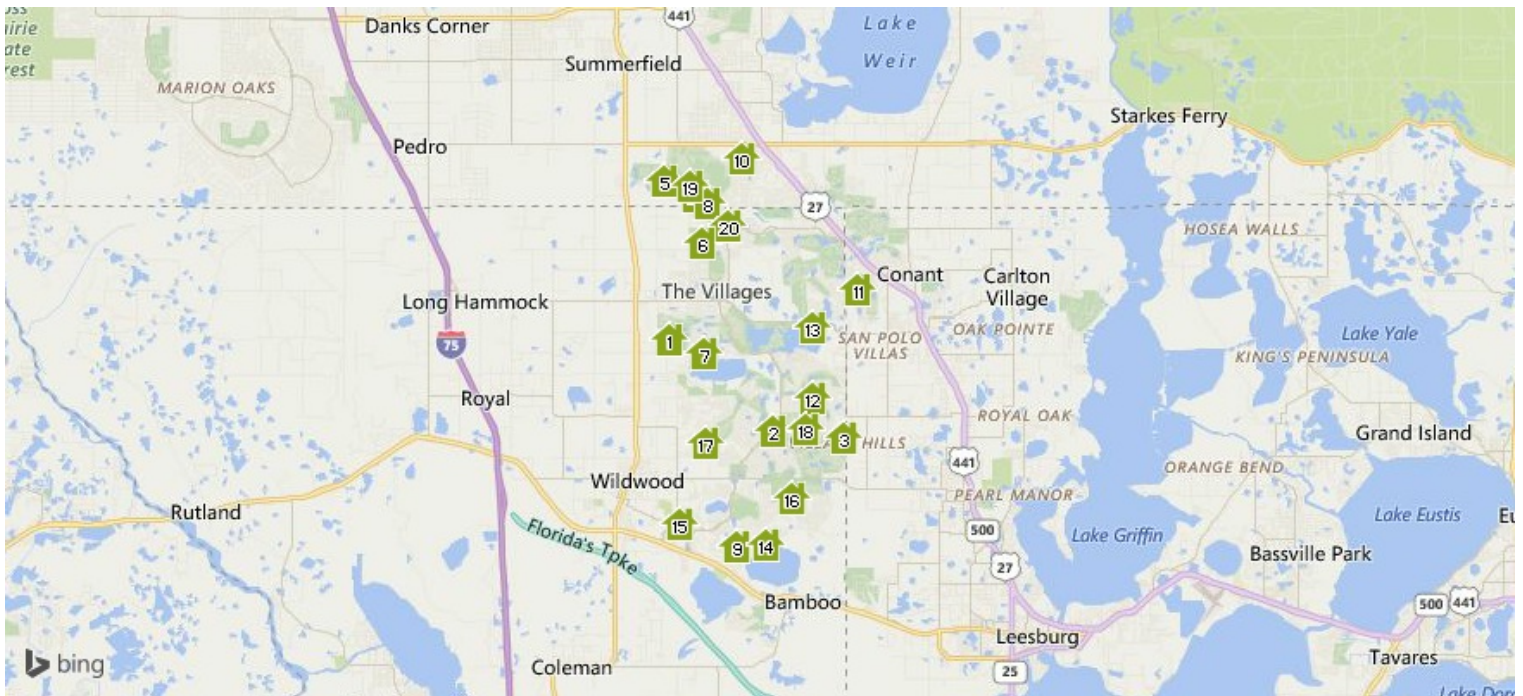
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Expired Date	Price per sq. ft.	
	8 RECENTLY EXPIRED • Expired, MLS Listing G4827150, 5/8/2016 MLS ID: G4827150								
9195 SE 171st Cooper Loop	Single Family	3/2	1,922 sq ft	9,583	2001	\$330,000	11/7/2016	\$172	
<p>NO BOND, NEW A/C and BRAND NEW HIGH-END GRANITE COUNTERTOPS in the Kitchen and Both Baths! This beautiful GARDENIA with DOUBLE DEEP GOLF CART GARAGE (room for 2 golf carts) is located in the quiet Village of Woodbury. Situated on an OVERSIZED CORNER LOT, this highly UPGRADED Designer is loaded. On the outside, there is mature landscaping with professional curbing and custom paver driveway with medallion pattern. Off the lanai, enjoy the serene open patio in the back providing total PRIVACY-perfect for lounging on a hammock! The interior is equally as impressive - Laminate & Tile floors - No Carpet! The Kitchen is spacious with Raised Breakfast Bar, plenty of cabinets, pull-out shelves and NATURAL GAS. Volume Knockdown Ceilings & Solar Tubes enhance the spaciousness and light. Want more living space - step onto the EAST FACING Climate Controlled Acrylic End. Lanai...you'll love this room! The Master Suite is welcoming with 2 Walk-in Closets, Dual Sinks and a CUSTOM SHOWER. 2 Guest Bedrooms (one does not have a closet) are located on the opposite side of the home affording privacy for all. Add to all of this, NEW Water Heater, ELECTRIC GARAGE DOOR SCREEN, WATER SOFTENER, Security Lights, Attic Exhaust Fan, and more. Furnishings may be negotiated separately. Seller is including a 1-year Home Warranty Plan with Old Republic for \$460. Tax line reflects actual property taxes. CDD line reflects combination of Annual Maint. (\$500.45), Fire (\$165.99) and Waste/Stormwater (\$97.57) for a total of \$764.01.</p> <p><i>Listing Courtesy of REALTY EXECUTIVES IN THE VILLA</i></p>									
	9 RECENTLY EXPIRED • Expired, MLS Listing G4827135, 5/6/2016 MLS ID: G4827135								
1758 Arnsworth Ave	Single Family	3/2	2,482 sq ft	10,890	2004	\$529,000	11/6/2016	\$213	
<p>Enjoy the most desirable location in The Village of WINIFRED and a wonderful Arnold Palmer GOLF COURSE VIEW in a beautiful EXPANDED GARDENIA located on the first hole of Cherry Hill. A short walk to the Arnold Palmer Country Club, Driving Range and Putting Green is just the beginning of a long list of advantages to owning this home which is just minutes by golf cart to SUMTER LANDING SQUARE and shopping and dining at Southern Trace. Cul-de-sac living adds to your privacy and upgrades such as GRANITE COUNTERTOPS, engineered hardwood BRAZILIAN CHERRY FLOORS, an enclosed lanai under heat and air and built-in cabinets including a bar refrigerator and sink, tile floored covered bird cage with view of a grove of grand oaks and the golf course, rounded corners on walls, knockdown ceilings, pocket door to guest suite, reverse osmosis water system, water softener, 3 solar tubes and a NEW HVAC system in 2014 are only the beginning of the fantastic features of this home. It also has ROOM FOR A POOL! Taxes are \$3840 and annual CDD is \$539. BOND IS PAID!! Treat yourself to the opportunity of being one of the first to see this lovely home today!!</p> <p><i>Listing Courtesy of ERA GRIZZARD REAL ESTATE</i></p>									
	10 RECENTLY EXPIRED • Expired, MLS Listing G4824771, 3/28/2016 MLS ID: G4824771								
3505 Pensacola PI	Villa Detached	3/2	1,758 sq ft	5,227	2014	\$469,000	11/5/2016	\$267	
<p>This residence epitomizes comfort and serenity here in The Villages. This stretched Designer Fairmont Villa will sure to impress you! Enjoy outdoor entertaining or quiet moments watching the sun rise over the expansive Bonifay Country Club's #4 hole on Pensacola Championship golf course. A feeling of tranquility prevails blending a unique harmony with nature while watching the pelicans floating effortlessly on both lakes. Time will appear to stand still as you embrace the wide open water and golf views in this unique location. This home is perfect for enjoying undisturbed reflection or entertaining guests. Indulge yourself with this million dollar view that says a thousand words! Upon entering this villa neighborhood, you'll immediately notice the unique architectural style that encompasses upscale villa living offering 2 car garages. Step into the voluminous living area, master bedroom or lanai for an ultimate retreat of relaxation and amazing sunrises and sunsets. This residence is for those who desire breathtaking views and quite possibly, the finest example of embracing the The Villages lifestyle! NOTE: Be sure to view BOTH video tours. Tour 2 is Matterport floorplan tour!</p> <p><i>Listing Courtesy of ERA GRIZZARD REAL ESTATE</i></p>									

Expired Listings: 15 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Expired Date	Price per sq. ft.	
	11 RECENTLY EXPIRED • Expired, MLS Listing G4830941, 8/5/2016 <i>MLS ID: G4830941</i>								
843 Amber Ct	Villa Detached	3/2	1,570 sq ft	5,936	2013	\$264,900	11/4/2016	\$169	
<p>Gorgeous, clean and bright Courtyard Villa àœBelmore Modelâ located on a large corner lot in the Village of CHARLOTTE. This model with its cozy front porch and very roomy 3 bedroom 2 bath floor plan does not come on the market very often. This home is clean and bright with vaulted ceilings and wide open floor-plan. The charming kitchen has tile floors, plenty of cabinets with pullouts, stainless appliances and island with overhang for seating. Large master bedroom is plushly carpeted, huge walk-in closet, tiled master-bath with large tiles walk-in shower and double sink vanity. The 2 guest bedrooms are roomy and bright with plush carpeted floors. Guest bath has tub and shower with tile floor and tub surround. The Lanai leads out to a huge patio area and big backyard with plenty of room for pets, pool and gardening. Outside the home is enhanced by a large fenced yard that goes completely around the house with access gates on both sides. The driveway, walkways, porch and patio are finished with a nice speckle epoxy coating to keep them clean and bright like the rest of this beautiful home. Don't miss out on this great opportunity to own this wonderful Villages home close to all the things you come to Florida for.</p> <p style="text-align: center;"><i>Listing Courtesy of ERA GRIZZARD REAL ESTATE</i></p>									
	12 RECENTLY EXPIRED • Expired, MLS Listing G4823005, 2/2/2016 <i>MLS ID: G4823005</i>								
17607 SE 82nd Woodlawn Ave	Single Family	3/2	2,027 sq ft	8,712	2003	\$289,900	6/4/2016	\$143	
<p>You will Love this 3/2 Crepe Myrtle (also known as a Juniper or Lantana) Pool Home! This home sits on a beautiful corner homesite in a peaceful and serene area of The Village of Piedmont. This is a great home to entertain in with it's expansive open floor plan. Features include volume ceilings, oversized bedrooms, gas appliances and inside laundry. True hardwood flooring in the kitchen and breakfast nook area. Outside in the huge pool area you can soak up the sun inside a very large birdcage and take a dip in the refreshing kidney shaped pool. The home faces east in the rear which is what everyone looks for in a home. Price just lowered for a quick sale. Do not hesitate to make an appointment to see this home as it will be gone quickly at this price. Lowest priced Pool Home with over 2000 square feet.</p> <p style="text-align: center;"><i>Listing Courtesy of ERA GRIZZARD REAL ESTATE</i></p>									
	13 RECENTLY EXPIRED • Expired, MLS Listing G4830312, 7/24/2016 <i>MLS ID: G4830312</i>								
637 Abdella Way	Single Family	3/2	1,364 sq ft	5,663	2012	\$219,900	11/1/2016	\$161	
<p>Grab your toothbrush and hurry to this Fabulous TURNKEY SANDPIPER COTTAGE! Located in the popular Village of Charlotte, this lovely home has barely been lived in and has an OPEN Floor Plan, Hand-scraped VAULTED Ceilings and is nicely decorated throughout. The pretty front door has glass inserts and opens into the foyer with wood-look vinyl flooring. The Kitchen, which opens to the Living and Dining Room, has high-def laminate countertops, Upgraded Black Appliances, Raised Breakfast Bar, Double Stainless Sink, Pot Drawers and Pull-out Shelves. The Master Suite is spacious and has a Walk-in Closet, Dual Sinks and the shower and commode have a privacy door. The 2 Guest Bedrooms (with closets in both) are located on the opposite side of the home from the Master, affording privacy for you and your guests. The Inside Laundry has a utility tub and extra cabinets. You'll enjoy the Florida breeze on the Screened Lanai which is located off the Living Room, or step outside where there is an outdoor patio. Architectural Shingles and Easy care yard with Landscaped Curbing add to the value of this home. There is even an Infrared BBQ - no charcoal or propane needed! Tax line reflects actual property taxes. CDD line reflects combination of annual bond (\$1,602.28), annual maint. (\$710.06) and fire district (\$81) for a total of \$2,393.34. Bond Balance \$17,918.79. Click the "Tour" button above to view a virtual walking tour of this lovely home.</p> <p style="text-align: center;"><i>Listing Courtesy of REALTY EXECUTIVES IN THE VILLA</i></p>									

Expired Listings: 15 (cont.)









	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Expired Date	Price per sq. ft.
 RECENTLY EXPIRED • Expired, MLS Listing G4828784, 6/20/2016 <i>MLS ID: G4828784</i>								
 1271 La France Ct	Single Family	3/3	2,419 sq ft	6,534	2006	\$410,000	10/31/2016	\$169
<p>This home is just right for you and nestled on a CUL DE SAC in THE VILLAGE OF CAROLINA! You will find this well appointed 3 bedroom 2 1/2 bath home already furnished and with its own golf cart. Once in the foyer of this lovely BRIDGPORT MODEL HOME your eyes are drawn to the expansive living room and the salt water 125 Gallon fish tank that can be viewed from the living room and the Four Season Lanai Room under heat and air for your comfort. This Addition has great morning light and is quite spacious overlooking mature landscaping and a tiled deck with an inviting Hot Tub with a PICA-BOO VIEW OF THE GOLF COURSE. Please take your time and notice all the interior upgrades, solar tube lighting in the living room, volume ceilings soaring to 9' (in the closets too), crown molding throughout the home, dual vanities and ROMAN SHOWER in the master with WHEELCHAIR ACCESS IF NEEDED, and HIS AND HER CLOSETS. As to the added 300 SF it's finished with THERMAL PANE FULL SLIDERS AND TRANSOMS for all that natural light and features custom solar shades and INDIVIDUAL CLIMATE CONTROL. There is a GAS FIREPLACE AND GAS APPLIANCES, CORIAN counter tops through out, even a built in desk in the kitchen and eat in kitchen with island. Other features are double doors into the master bedroom, pull out shelves in the pantry, sold furnished including golf cart, driveway PAVERS, A/C was replaced in 2015, exterior of home was painted in 2016 and interior in 2013, best of all NO BOND AND SOLD FURNISHED with a Golf Cart!</p> <p><i>Listing Courtesy of ERA GRIZZARD REAL ESTATE</i></p>								
 RECENTLY EXPIRED • Expired, MLS Listing G4829025, 6/22/2016 <i>MLS ID: G4829025</i>								
 3147 Williams Rd	Single Family	3/2	1,892 sq ft	6,534	2000	\$279,900	10/24/2016	\$148
<p>New Price! Prime location is sure fitting for this beautiful BOND PAID Turn-key Cypress model designer home nestled just the right amount from 466. Directly near shopping, restaurants, doctors, close proximity to Lake Sumter & Spanish Springs...the ease of being in the middle of it all. No hustle bustle here though...this home sits on a quiet cul-de-sac street that ends at Hawke's Bay golf course. Approaching from the street you will appreciate the painted drive, mature landscaping, front sitting area, the Northern front sun exposure & offset rear lanai privacy. The owners have done a fine job maintaining as you will tell from the lightly lived in appearance (2015 AC/furnace & water heater replaced). The flooring has been updated to a ceramic tile & new carpet. All paint is recently done & neutral shades are throughout. Gas appliances are usually a wonderful bonus to many homeowners however it is easy to cap those lines off if cooking on a gas top stove isn't for you. This home has great function & convenience...coat closet in the foyer, large storage area in laundry room, breakfast bar in the kitchen, extra storage in the dining nook, open floor plan for entertaining, large closets including anyone's wish of one spanning the entire bedroom wall off the master bath. I do want to make mention about the furniture also...this isn't run of the mill, it is of good quality & fashion. The golf cart is available separately & by far like new (was even just serviced/new tires). This home is a must see!</p> <p><i>Listing Courtesy of REALTY EXECUTIVES IN THE VILLA</i></p>								







Recently Sold: 20

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 <p>1 RECENTLY SOLD • Sold Date: 11/18/2016, MLS Listing G4830887, 8/5/2016 MLS ID: G4830887</p> <p>786 Blake Ln</p> <p>Villa Detached</p> <p>2/2</p> <p>1,156 sq ft</p> <p>3,485</p> <p>2004</p> <p>11/18/2016</p> <p>\$160,000</p> <p>\$138</p> <p>PICK ME - Well maintained 2/2 Colony Patio Villa in the Desirable VILLAGE OF LYNNHAVEN. You'll feel right at home as you enter the comfortable enclosed tiled lanai leading into this light and bright home . Kitchen has NATURAL GAS, White cabinets, closet pantry, breakfast bar, neutral countertops and eat-in kitchen which is open to the living and dining areas. There is a concrete Patio that is accessed by a slider off the living room. If you're looking for a fabulous location this is it. There are 2 Recreation Centers and 4 neighborhood pools all in very close proximity! Easy golf cart access to major shopping on 466 and Lake Sumter Landing. Low bond balance of \$4976. Home is where your story begins. Let me help you start a new Chapter. <i>Courtesy of REALTY EXECUTIVES IN THE VILLA</i></p>								
 <p>2 RECENTLY SOLD • Sold Date: 11/17/2016, MLS Listing O5466782, 9/20/2016 MLS ID: O5466782</p> <p>1238 Trellis Ln</p> <p>Single Family</p> <p>3/2</p> <p>1,392 sq ft</p> <p>8,712</p> <p>2005</p> <p>11/17/2016</p> <p>\$210,000</p> <p>\$151</p> <p>BOND IS PAID! Prepare to fall in love! This pretty 3/2 Amarillo split plan ranch home with 2-car garage rests on a quiet cul-de-sac, in The Village of Liberty Park. Located just 10 minutes from major highways, you have easy access to Central Florida theme parks and beaches, and its convenient location within The Villages means just a few minutes drive to Sumter Landing and Brownwood for shopping, dining, and town square fun! Enter from the charming front porch, which overlooks a garden with potential for endless blooms. The cozy kitchen with glass tile backsplash and grouted vinyl tile floor is open to the living room and dining room. A vaulted ceiling gives this space an airy feel - great for entertaining! Beautiful laminate flooring has been installed in the living/dining area and hallway, lending a warm and homey feel. The peaceful enclosed lanai with tinted windows and all-weather carpet is perfect for enjoying your morning coffee, reading a good book, or sharing conversation. The spacious master bedroom/bath suite boasts two walk-in closets, dual sinks with glass tile backsplash, shower with built-in seat, and separate toilet area. Bedrooms 2 and 3 are bright and spacious, making the perfect space for your guest bedroom, home office, den, craft room, or man cave! The indoor utility room features washer and dryer, and Carrier air handler - the whole A/C system was new in August, 2015 - so cool! <i>Courtesy of WEICHERT REALTORS HALLMARK PR</i></p>								






Recently Sold: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.	
	 • Sold Date: 11/18/2016, MLS Listing G4833019, 9/26/2016 <i>MLS ID: G4833019</i>	Single Family	2/2	1,130 sq ft	5,663	2009	11/18/2016	\$188,000	\$166
<p>A Barely lived in Cottage in the village of Amelia. This two bedroom, two bath, two car garage, "about time" model is ready for your occupancy. It has fresh paint and fresh carpet, the washer and dryer have been relocated from the garage to the inside of the home. The screened in Lanai has been stretched to accommodate the best afternoon social event in the neighborhood. This cottage is located in the middle of the villages which makes it very easy to get to any attraction with just a short golf cart ride. This home has had some great improvements done but it is ready for your final touches to make it your home..</p> <p><i>Courtesy of FOXFIRE REALTY</i></p>									
	 • Sold Date: 11/18/2016, MLS Listing G4832698, 9/16/2016 <i>MLS ID: G4832698</i>	Villa Detached	3/2	1,956 sq ft	6,970	2002	11/18/2016	\$280,000	\$143
<p>OUTSTANDING, CUSTOM, EXPANDED COURTYARD VILLA in The Village of PIEDMONT! This unique home has an EXPANDED GARAGE (456 sq ft), ADDED dining room and ADDED 252 Sq Ft climate controlled Florida Room with over sized thermal pane windows. In addition, the home has been stretched in length AND there is a 37 x 14 ADDED bird caged lanai with color coated floor, Florida screen water repellent coating on top AND a 21' electric patio awning! The kitchen offer UPDATED Samsung French Door Refrigerator, Kenmore Elite GAS/CONVECTION Stove and convection microwave and pull-outs in all cabinets and pantry. A LARGER DINING AREA has been added and the wall between the dining and living room removed. The spacious MASTER SUITE offers room for a king sized bed and sitting area, and MASTER BATH has dual vanity, updated counter top and shower with trimless glass door and a LARGE WALK-IN Closet with Closet organizer! There are 2 good sized guest bedrooms and guest bath with updated vanity, mirror and fixtures. There are 5 solar tubes, Designer front door and Roll back screen door. The washer and dryer are Kenmore Premium Elite models. The HVAC has been updated with a 3.5 ton Carrier System, the hot water heater is high capacity, energy efficient with ultraviolet, sanitizing light and the roof has been coated with Advanced Formula Roof Guard adding years to its life! Fabulous low maintenance courtyard with NO weekly grass cutting - only trimming twice a year! A MUST SEE GORGEOUS HOME!</p> <p><i>Courtesy of REALTY EXECUTIVES IN THE VILLA</i></p>									
	 • Sold Date: 11/18/2016, MLS Listing G4833524, 10/7/2016 <i>MLS ID: G4833524</i>	Single Family	2/2	1,148 sq ft	5,663	2003	11/18/2016	\$184,000	\$160
<p>Sweet, TURNKEY AUSTIN INCLUDING 2008 Gas Yamaha GAS GOLF CART in The Villages of Chatham! Occupied only as a second home and occasional rental, this home has everything you need to begin your life as a Villager. NEW HVAC in Jan/2015, UPDATED STAINLESS STEEL REFRIGERATOR and GAS STOVE. The ENCLOSED 20 x 12 Lanai with HEAT AND A/C adds 240 square feet of living space. In addition there is a 20 x 12 ADDED BIRDCAGE! The large Master Bedroom has a king size bed, walkin closet, linen closet and walkin shower. A privacy door has been added to the guest bedroom area allowing privacy for you and your guests. A second window was added to the guest bedroom and there is a solar tube in the guest bath and a hall linen closet. The driveway and walkway are nicely color coated, the garage has pull across screen door, color coated floor, added storage cabinets and door to access the rear birdcage. And there is a solar attic fan. The Bond Balance is \$3926.87. The tax line reflects taxes only with no homestead exemption. Annual bond payment \$400.07, annual CDD Maintenance fee \$404.47, annual fire \$165.99 and annual waste/storm water \$97.57. TOTAL TAX BILL \$3407.68.</p> <p><i>Courtesy of REALTY EXECUTIVES IN THE VILLA</i></p>									
	 • Sold Date: 11/18/2016, MLS Listing G4832722, 9/20/2016 <i>MLS ID: G4832722</i>	Single Family	3/2	2,287 sq ft	6,970	2001	11/18/2016	\$425,000	\$186
<p>A perfect Gardenia/Magnolia designer GOLF FRONT home on the 8th tee of Fox Run Glenview Championship Golf Course. The owner states because of the location of the home so far away from the golf cart path/tee box they have never been hit once since they built the home. The home has all the view and amenities that you're looking for from an extremely low bond that can be easily paid off if the price is right to brick pavers both on the driveway and sidewalks but also on the back lanai. The kitchen is adomed with GRANITE counters and raised panel upgraded cabinets with a beautiful matching center island, something you don't find often in this home. No carpet to vacuum here! The huge 377 sq foot Florida room overlooks a gorgeous pine tree studded golf course view lot with room to add a pool if needed. The huge garage is a whopping 650 sq feet and has been stretched both deeper and wider to easily accommodate two cars and 2 golf carts! There is a music system in the home for your relaxation enjoyment or for lively parties. The guest bath has been expanded to add a beautiful extra vanity area. The kitchen has been updated with stainless steel appliances. Glenview is a GREAT LOCATION. There's 2 shortcuts! One will get you to the Glenview Country Club Golf, Tennis and private pool hot tub area in minutes and another short cut will get you to the Southern Trace Shopping district on 466 in minutes too! A home very similar to this home recently sold on this street in August for \$560,000! This is VALUE!!!</p> <p><i>Courtesy of BLACK TIE REAL ESTATE & INVEST</i></p>									





Recently Sold: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 <p>7 RECENTLY SOLD • Sold Date: 11/18/2016, MLS Listing G4830263, 7/21/2016 MLS ID: G4830263</p> <p>2283 Riley Rd</p> <p>Villa Detached 2/2 1,156 sq ft 3,485 2004 11/18/2016 \$160,000 \$138</p> <p>Furnished 2/2 Colony Villa in desirable Village of Ashland. Just minutes to Lake Sumter town square, Arnold Palmer golf, and all the restaurants and shopping on 466. If you want location here it is. This villa shows pride of ownership. Replacement A/C. Tastefully decorated in a neutral theme. Open floor plan with eat in kitchen. Enjoy the front screened lanai overlooking the tropical landscaping. Come live the dream!</p> <p><i>Courtesy of RE/MAX PREMIER REALTY, INC</i></p>								
 <p>8 RECENTLY SOLD • Sold Date: 11/17/2016, MLS Listing G4831334, 8/22/2016 MLS ID: G4831334</p> <p>17878 SE 87th Melrose Ct</p> <p>Single Family 3/2 1,582 sq ft 5,663 2003 11/17/2016 \$185,000 \$117</p> <p>PRICE REDUCED! Honey stop the car! Is that a Jasmine? A Willow? A Wisteria? This is an EXPANDED WILLOW Model, expanded by 2 ft across back and 3 feet in garage, NO BOND, blue print of home available, Village of Piedmont, open floor plan, split bedroom plan, solar tubes for light and bright home, volume ceiling in great room, beautiful wide plank laminate wood flooring in entry, hallways and dining area, open kitchen concept to great room allowing the cook to stay in touch with guest or guest sitting at the breakfast bar and staying in touch with the cook! Corian counter tops in kitchen, pull out pantry, easy access from garage to either the kitchen or enter the door to the laundry room that leads to the master bathroom (wonderful for those who want to head to the shower after a day of golf, exercising, gardening etc!). This home has NO BOND. Taxes are 1838.68 Village Fire (165.99) CDD maintenance (452.12) and county waste/stormwater (97.57) per year which equals to 59.64 PER MONTH! CLOSE TO MULBERRY POOL, SHOPPING AND VETERANS CLINIC</p> <p><i>Courtesy of RE/MAX PREMIER REALTY, INC</i></p>								
 <p>9 RECENTLY SOLD • Sold Date: 11/17/2016, MLS Listing G4833285, 10/2/2016 MLS ID: G4833285</p> <p>1768 Innfields Ct</p> <p>Single Family 3/2 2,013 sq ft 11,761 2014 11/17/2016 \$436,500 \$217</p> <p>STUNNING 3/2 LANTANA Designer with expanded 2 car + GOLF CART GARAGE located in the Village of LAKE DEATON! If you looking for a new home but all the necessary extras are all done – THIS IS IT! The home has been freshly painted inside and out, NEW landscaping, CROWN MOLDING, high grade LAMINATE flooring in all bedrooms - NO CARPET, NEW Level V Cambria gorgeous QUARTZ counters in kitchen, NEW GLASS backsplash, upgraded appliances, painted garage floors and driveway, new aluminum stairs to attic, ceiling to floor GLASS ENCLOSED LANAI, expanded BIRDCAGE and PATIO and another added a 12x19 patio on opposite side of the enclosed lanai AND MUCH MORE!! The spacious kitchen has MAPLE cabinets, wall oven, bottom freezer refrigerator, lovely new counter tops and backsplash and wine rack! The living and casual dining rooms have STACKBACK sliding glass doors which opens up the entire back of the home to the enclosed lanai and outdoor living space. One of the best features of the home is this generous PRIVATE outdoor area! The home is positioned on this large 1/4 acre lot so no other lanai's are facing it. It backs up to a side street but the extra land and landscaping provide more PRIVACY than you can find in the majority of the homes. There is plenty of room for a pool or any other room additions! Located in a quiet cul-de-sac and a great location! All the NEW with nothing left to DO but enjoy this great Florida Lifestyle!!</p> <p><i>Courtesy of REALTY EXECUTIVES IN THE VILLA</i></p>								
 <p>10 RECENTLY SOLD • Sold Date: 11/15/2016, MLS Listing G4831794, 8/25/2016 MLS ID: G4831794</p> <p>9551 SE 168th Elderberry PI</p> <p>Single Family 3/2 1,265 sq ft 6,098 2002 11/15/2016 \$176,500 \$140</p> <p>Adorable TURNKEY Corpus Christi In The Village of Woodbury! Make this your PERMANENT HOME or A GREAT INVESTMENT PROPERTY! Beautifully furnished and immaculately maintained, this home has so much to offer! The Kitchen has GAS cooking, upgraded BRUSHED NICKEL STAINLESS STEEL APPLIANCES, laminate flooring, breakfast bar, warm oak cabinets and closet pantry. The open Living Room and dining room have a SOLAR TUBE, BEAUTIFUL LAMINATE FLOORING and plenty of space to relax or entertain. The SLIDER off the living room leads to the 15x9 ACRYLIC ENCLOSED LANAI with HEAT AND AIR and DIAGONAL TILE FLOOR. There is PRIVACY LANDSCAPING and plenty of room in the back to add a patio or birdcage. The spacious MASTER SUITE has a walk in closet, stall shower and linen closet. The Guest Bedroom has a large closet and Guest Bath has tile flooring. The 3rd bedroom/den does not have a closet but is ample space for a guest room and/or office. The tax line reflects the total tax bill. Taxes are \$1718.60, bond payment \$382.63, maintenance fee \$425.90, fire \$165.99 and waste/stormwater \$97.57. Bond balance is \$3868.57</p> <p><i>Courtesy of REALTY EXECUTIVES IN THE VILLA</i></p>								



Recently Sold: 20 (cont.)

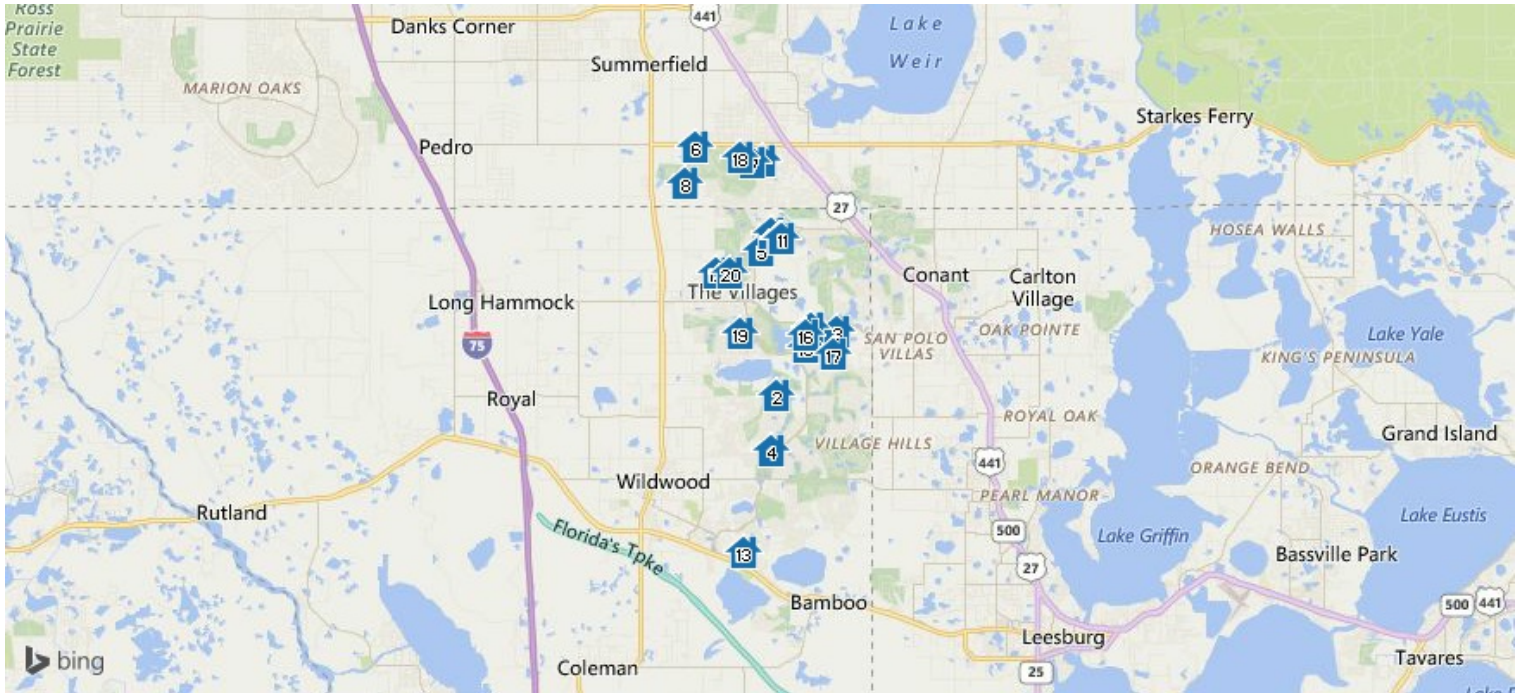
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.	
	1126 Del Toro Dr	Single Family	2/2	1,532 sq ft	5,400	1990	11/11/2016	\$130,000	\$85
<p>11 RECENTLY SOLD • Sold Date: 11/11/2016, MLS Listing G4824256, 3/2/2016 MLS ID: G4824256</p> <p>THE VILLAGES 2BDRM/2BA HOME WITH GOLF CART GARAGE. HOME FEATURES LIVING ROOM WITH VAULTED CEILINGS, DINING AREA AND ENCLOSED FLORIDA ROOM.</p> <p><i>Courtesy of ERA GRIZZARD REAL ESTATE</i></p>									
	1618 Mount Croghan Trl	Single Family	3/2	2,000 sq ft	7,841	2007	11/10/2016	\$405,000	\$203
<p>12 RECENTLY SOLD • Sold Date: 11/10/2016, MLS Listing G4829953, 7/15/2016 MLS ID: G4829953</p> <p>GOLF FRONT! LANTANA with GOLF CART GARAGE! VILLAGE OF MALLORY SQUARE - a Winning combination! Steps from the Mallory Country Club, this fabulous home has so much to offer. Enjoy the VIEW from the Large ACRYLIC ENCLOSED LANAI and Raised Outdoor Patio which looks upon MALLORY'S AMELIA GOLF COURSE. The Custom SUMMER KITCHEN is sure to please with a Stainless Steel GAS Grill and Vent, Refrigerator, Sink, plus Custom Tiled Countertop and flooring. This fabulous home has the desirable OPEN KITCHEN, ideal for entertaining. The Kitchen features MAPLE Cabinets, CORIAN Countertops, Raised Breakfast Bar and NATURAL GAS. There is Tile in the main living and wet area, and Laminate floors in all bedrooms - NO CARPET! The Split Plan separates 2 Full Bedrooms (1 with Bay Window) and Guest Bath from the SPACIOUS MASTER SUITE. The Master Bath offers Dual Sinks, sit down vanity, Tiled Shower and a Large Walk-in Closet. Many extras include INSIDE LAUNDRY with room for a small office or craft area, beautiful Palm trees and Landscaping, Hand-troweled VAULTED CEILINGS and walls, Attic stairs with extra storage and solar vent, plus Architectural Shingles and Lightning Rods. Click on the "Tour" button above to see a walking video tour. Tax line reflects actual property taxes. CDD line reflects combination of annual bond (\$1,449.50), annual maint. (\$492.76) and fire dist. (\$81) for a total of \$2,023.26. Bond Balance: \$17,350.26 .</p> <p><i>Courtesy of REALTY EXECUTIVES IN THE VILLA</i></p>									
	605 Bermudez Ct	Villa Detached	3/2	1,715 sq ft	5,227	2011	11/14/2016	\$368,000	\$215
<p>13 RECENTLY SOLD • Sold Date: 11/14/2016, MLS Listing G4832465, 9/12/2016 MLS ID: G4832465</p> <p>OUTSTANDING 3/2 WYNDHAM COURTYARD VILLA w/ 2 CAR GARAGE in highly desirable Mission Hills just across the bridge from Lake Sumter Town Square. Live the dream of low maintenance tropical landscaping and a spacious outdoor living space with a pergola! Move in ready with warm earth tone colors, rich laminate wood floors, granite counter tops/back splash and enhanced SS appliances. This spacious open floor plan offers maximum ease for entertaining. The list also include over \$45k in additional added features such as Enclosed lanai with window shades, California closets, enhanced lighting, garage screen, epoxy garage floor, garage storage cabinets /workbench, upgraded fans & light/plumbing fixtures, plantation shutters & custom window treatments, upgraded glass front entry, travertine front porch floor and custom porch walls, new long lasting exterior paint in Winter of 2015 and the list goes on. Don't miss out on the rare opportunity to own LOCATION, LOCATION, LOCATION.</p> <p><i>Courtesy of RE/MAX PREMIER REALTY, INC</i></p>									
	3740 Fir St	Single Family	3/2	1,486 sq ft	5,663	2014	10/29/2016	\$214,900	\$145
<p>14 RECENTLY SOLD • Sold Date: 10/29/2016, MLS Listing G4828757, 6/14/2016 MLS ID: G4828757</p> <p>Perfect Location! This Cottage is nestled in the middle of the newer area of The Villages. Located in the Village of Dunnedin just blocks from both the neighborhood and Family Pools. Many upgrades such as ceramic tile back splash as well as tiled kick wall at the kitchen bar. Glass enclosed Lanai with carpet and great furniture to enjoy the sunrise and sunset. Southern exposure for the lanai gives you the maximum enjoyment from your lanai. You'll fall in love with the open floor plan and large kitchen area. That coupled with the split floor plan allows you to entertain all of your visitors and still enjoy privacy. Built in storage cabinets make this house perfect for the investor that might want to rent while not enjoying it themselves. Stop by and see this wonderfully landscaped large lot. Conveniently located between 3 Championship golf courses and 6 executive courses. Oops, almost forgot, just bring your toothbrush because it's being sold turkey! Priced to sale so make your showing time right away.</p> <p><i>Courtesy of PALM REALTY AND RENTALS INC</i></p>									
	3432 Carrabelle Ct	Single Family	2/2	1,156 sq ft	3,920	2013	11/10/2016	\$209,900	\$182
<p>15 RECENTLY SOLD • Sold Date: 11/10/2016, MLS Listing G4833645, 10/11/2016 MLS ID: G4833645</p> <p>Gorgeous Patio Villa with all the upgrades near Brownwood town center. Crown Molding, Granite Kitchen and baths, Awesome master shower "customized". Plantation shutters, customized closets, Recessed lighting, upgraded appliances, Painted garage floor and attic stairs are just some of the many upgrades. This is a must see HOME!</p> <p><i>Courtesy of PALM REALTY AND RENTALS INC</i></p>									

Recently Sold: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	16 RECENTLY SOLD	<i>Sold Date: 11/11/2016, MLS Listing G4832997, 9/24/2016 MLS ID: G4832997</i>						
982 Falling Tree Ct	Single Family	3/2	1,965 sq ft	7,405	2012	11/11/2016	\$355,000	\$181
<p>Wait till you see this IRIS Designer! **NO BOND** GOLF CART GARAGE, 4th EXTENSION TO GARAGE, GLASS ENCLOSED LANAI, MURPHY BED & BUILT-IN DESK! But there's more th beautiful TILE in the main living areas, CROWN MOLDING throughout, beautifully Tiled ROMAN SHOWER, and tons of Extra Cabinets/Shelving in the Garage, Inside Laundry Room and even in the Attic! The OPEN plan of this model is ideal for Entertaining with an open kitchen, large breakfast bar and separate breakfast nook. All 3 bedrooms are spacious and one is already set up for you with a built-in Murphy Bed and Desk with storage. The Guest Bath, located between the 2 Guest Bedrooms has a Tub/Shower combo with custom tile. Curb appeal? You bet th starting with the Painted Drive/Walkway and the absolutely gorgeous Landscaping. Then, you'll be totally impressed with the outdoor th Paver th Patio, 12-volt Outdoor Lighting and Drip-system irrigation in the landscaping beds. The lanai is Glass Enclosed with painted floor and roll down shades with PRIVACY LANDSCAPING behind. This home has so many extras such as Hi-Def Beveled Edge Laminate Countertops, Black Appliances, Under-Cabinet Lighting, Pull-outs (even in Pantry), Whole House Surge Protection and Tray Ceilings in the Master and front Bedroom. And the list goes on! Located in the Village of SANIBEL, you are right around the corner from Bonifay CC. Tax line reflects property taxes only. CDD line reflects combination of annual maint. \$771.91 and fire district \$81 for a total of \$852.91. **NO BOND**</p> <p><i>Courtesy of REALTY EXECUTIVES IN THE VILLA</i></p>								
	17 RECENTLY SOLD	<i>Sold Date: 11/10/2016, MLS Listing O5447235, 6/16/2016 MLS ID: O5447235</i>						
2235 Antigua PI	Villa Detached	3/2	1,357 sq ft	3,920	2011	11/10/2016	\$254,000	\$187
<p>The Villages is Florida's top community for active and retired adults and there is a property available just for you! "Tum Key" fully furnished three bedroom, two bathroom villa measures 1,357 square feet and features a interior laundry room with sink garage and covered, screened lanai. The home offers a triple split open floor plan that allows the living area to feel spacious, friendly, and bright. Neutral paint, premium carpeting, and clean patio/outdoor slabs add another layer of comfort to this cozy residence. The outdoor custom landscaping calls out to Florida's sunshine th it is beautiful and easy to maintain. The community is a great source of recreation and fitness with a swimming pool and tennis court as well as nearby executive golf courses and a local dog park. Come take a look at the villa that brings culture and personality to an already vibrant community! Note: The central location of The Villages is a convenience that cannot go unmentioned. Just minutes away, you can find three different town squares that offer live entertainment every night, plentiful special events, movie theaters, shopping, dining, neighborhood fitness centers, health care facilities, and year-round personal enrichment opportunities. The location offers easy access to Interstate 75 and the Florida Turnpike, and Orlando International Airport and many of Florida's popular tourist attractions are just an hour away.</p> <p><i>Courtesy of REDFIN CORPORATION</i></p>								
	18 RECENTLY SOLD	<i>Sold Date: 11/7/2016, MLS Listing G4832919, 9/22/2016 MLS ID: G4832919</i>						
790 Westwind Way	Single Family	3/2	2,025 sq ft	9,148	2006	11/7/2016	\$275,000	\$136
<p>VILLAGE OF LARGO - S-T-R-E-T-C-H-E-D DESIGNER GARDENIA ON CUL-DE-SAC WITH GOLFCART GARAGE! HOME FEATURES A FIREPLACE, VAULTED CEILING 18" TILE IN KITCHEN WITH BISQUE CABINETS AND SOLID SURFACE COUNTERTOPS. MASTER BEDROOM OFFERS VAULTED CEILING, DOUBLE CLOSETS AND DOUBLE SINKS, WALK-IN-SHOWER IN BATH.</p> <p><i>Courtesy of ERA GRIZZARD REAL ESTATE</i></p>								
	19 RECENTLY SOLD	<i>Sold Date: 11/10/2016, MLS Listing G4832102, 9/16/2016 MLS ID: G4832102</i>						
17457 SE 82nd Pecan Ter	Villa Detached	2/2	1,198 sq ft	3,485	2002	11/10/2016	\$160,000	\$134
<p>Delightful TURN-KEY Cabot Cove patio villa with BOND PAID and no homes behind. Updated kitchen with granite countertops, tile backsplash, large closet pantry, ceramic tile flooring and adjoining indoor laundry. Bathrooms have been updated to include new tile flooring, and granite countertop in the master. The two bedrooms are nice sized, with windows looking out to privacy in the rear. The master has a large walk-in closet and the guest bedroom is equipped with a murphy bed for versatile use of the space. The lanai area has sliding acrylic windows and a lovely river rock floor and makes an exceptionally nice spot to relax. Enjoy the electric fireplace on those cool winter evenings and the spacious outdoor patio for barbeques, entertaining, or just enjoying the wonderful Florida sunshine. The home offers natural gas utilities and gas stovetop. New A/C 2014. Washtub is located in the garage. The property is located on a low traffic street, has great privacy to the rear, and is very conveniently located to the Nancy Lopez Championship Golf Course, Mulberry Grove Shopping Center, The VA facility and all The Villages has to offer. Don't miss out on this one.</p> <p><i>Courtesy of RE/MAX PREMIER REALTY, INC</i></p>								

Recently Sold: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	 • Sold Date: 11/10/2016, MLS Listing G4826153, 4/18/2016 MLS ID: G4826153							
2969 Fair Oak Ter	Villa Detached	2/2	1,152 sq ft	3,920	2004	11/10/2016	\$217,500	\$189
<p>LOVELY EXPANDED WOODLAWN VILLA in the COTTAGES at SUMMERCHASE in the VILLAGE of BELLE AIRE! With an ADDED 15' x 15' (approx) BONUS ROOM this villa offers plenty of living space! This wonderful, multi-purpose room can be used for anything you want, Den, Office, TV Room...! There are CERAMIC TILE FLOORS throughout the rest of house. The Kitchen has warm oak cabinets, GAS STOVE, pantry closet and breakfast bar. The dining room features FRENCH DOORS to the side courtyard. The Guest bedroom, separated by POCKET DOOR, has a built in QUEEN SIZE MURPHY BED and guest bath has a solar tube and upgraded glass shower door. The Master Suite is large enough for a king size bed, has a walk in closet with BUILT IN DRAWERS and Bath with solar tube and stall shower. The Courtyard has a lovely patio and beautiful landscaping. The Garage has a bay window giving extra room for storage! THE BOND IS PAID! Taxes are \$2017 Without the homestead exemption, Annual maintenance is \$252.41 Total Tax Bill \$2350.56.</p> <p><i>Courtesy of REALTY EXECUTIVES IN THE VILLA</i></p>								



Open Houses: 20

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Open House Date	Hours
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1 FOR SALE - Active: 9/20/2016 MLS ID: G4832792

16925 SE 94th Sunnybrook Cir Villa Detached 2/2 1,160 sq ft 3,485 9/20/2016 \$157,000 11/23/2016 12:00 AM-12:00 AM

Wow!!Great opportunity 2/2 Villa with Vaulted ceilings, open concept with spacious Interior, even the Lanai has vaulted ceilings. Colony floor plan. with the eating space in kitchen, pantry and breakfast bar. Master Bedroom is spacious with Master bath and Walk in closet. Come and see this home with nice shaded tree-bush on front of home.Make this your home retreat. Close to Neighborhood pool, Postal park, Dog park,Recreational Center with all fun activities and Shopping Center.Combined Taxes and Assesments\$1,924.69, Included Annual Maint. \$274.12,Annual Bond Assmt. \$245.27. Furniture is available as a separate package. Come over and start living the fabulous Life Style you have been waiting for.

Listing Courtesy of SELLSTATE NEXT GENERATION REAL











2 FOR SALE - Active: 10/31/2016 MLS ID: O5473293

1593 Bermuda Pl Single Family 3/2 1,400 sq ft 5,985 10/31/2016 \$229,900 11/22/2016 12:00 AM-12:00 AM









Looking for a pre-owned home with upgrades already done? Come see this ranch in Sunset Pointe, a great location in the center of The Villages, just south of Lake Sumter Landing. 2016 upgrades â€¢ Kitchen & bathrooms: granite countertops with undermount sinks and new faucets â€¢ Kitchen: subway tile backsplash â€¢ Kitchen: all new stainless steel appliances, including French Door refrigerator â€¢ Laundry room: all-new inside laundry room â€¢ Landscaping: new landscaping around lanai and for privacy Since purchased in 2012 â€¢ Florida room: triple sliding glass doors and solar shades on three sides, heated and air-conditioned by mini split, floor raised to house level, fan/lights/outlets added â€¢ Sliding (barn) doors: between living area and Florida room, between living area and 3rd bedroom (den) â€¢ Front door: decorative full-length glass insert, retractable screen â€¢ Solar tubes: dining area and both bathrooms â€¢ Front of house: widened driveway and added front patio Other key features â€¢ 3 bedrooms (1 currently used as den, sliding doors added between den and living area, wall-hung tv included, no closet) â€¢ 2 bathrooms â€¢ 1 1/2 car garage â€¢ Hip roof, irrigation, gutters, blinds, motion detector light in laundry room, dimmer in dining area

Listing Courtesy of FORSALEBYOWNER.COM REFERRAL









Open Houses: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Open House Date	Hours
	 FOR SALE	<i>New, Active: 11/16/2016</i> <i>MLS ID: U7798569</i>						
736 Avecilla Dr	Villa Detached	3/2	1,698 sq ft	7,964	11/16/2016	\$615,000	11/19/2016	12:00 AM - 12:00 AM
<p>Open and airy; spectacular views of water, live oaks, Morse bridge, golf hole, Waterfront Hotel, variety of birds, huge outdoor living area for entertaining. Exotic granite in kitchen with counter, backsplash and island all covered in verde fuoco rare granite as well as in both bathrooms. Brazilian Pecan wood flooring throughout home except in kitchen, bathrooms and laundry where there is tile. High end Micheal Phelps Momentum Swimsa with propulsion waves and large therapeutic hot tub. Lots of space for entertaining, dogs, or personal quiet enjoyment with a view that will keep you mesmerized. Lovely Florida room with views to the water, sunrise and sunset. No end to recreational oppotunities and golf courses. 9 hole golf free for life!</p> <p><i>Listing Courtesy of JACK KELLER INC</i></p>								
	 FOR SALE	<i>New, Active: 11/8/2016</i> <i>MLS ID: G4834843</i>						
1648 Dutchess Loop	Single Family	3/2	1,966 sq ft	8,712	11/8/2016	\$529,000	11/18/2016	12:00 AM - 12:00 AM
<p>STUNNING EXPANDED GARDENIA!!! VILLAGE OF ST. CHARLES - Location! Location! This sought after Gardenia Designer home (a former model) has it all. A custom designed driveway welcomes you into this 3 bedroom, 2 bath, 2 car plus golf cart garage which is centrally located near the Seabreeze Recreation Center. A beautiful solar heated pool with waterfalls, surrounded by Chattahoochee River Rock decking, stainless steel summer kitchen, extended lanai and matured, professional landscaping make relaxing easy. EXTREMELY PRIVATE! No homes behind! There is tile flooring throughout, granite in the kitchen, custom ceramic tile backsplash and breakfast bar wall. Stainless Steel appliances, custom cabinets with pull out drawers, plantation shutters, and audio surround sound in the living room. Other features include custom comices enhancing the 12' stackable sliding doors in the living room and double sliders in the owners suite. Don't miss seeing the two custom built-in closets, walkin Roman Shower, water filtration system, Custom storage cabinets in the garage plus a pull down ladder for additional storage, two solar powered attic ventilators, Epoxy garage flooring...upgrades galore! A MUST SEE!!</p> <p><i>Listing Courtesy of RE/MAX PREMIER REALTY, INC</i></p>								
	 FOR SALE	<i>Active: 7/20/2016</i> <i>MLS ID: G4830215</i>						
1217 Carvello Dr	Single Family	3/2	1,527 sq ft	5,663	7/20/2016	\$219,000	11/19/2016	12:00 AM - 12:00 AM
<p>3 bedroom 2 bath ranch home in great location. Handscraped wood in many areas along with some ceramic tile and carpet (approx 3years old). Granite kitchen and baths. Culligan "owned" Water softener / filter system included. Nicely landscaped and lots of plants to include those that attract butterflies. Has also has newer updated roof.</p> <p><i>Listing Courtesy of PALM REALTY AND RENTALS INC</i></p>								
	 FOR SALE	<i>Active: 10/31/2016</i> <i>MLS ID: G4834349</i>						
16592 SE 77th Northridge Ct	Single Family	3/2	2,004 sq ft	7,405	10/31/2016	\$358,777	11/18/2016	12:00 AM - 12:00 AM
<p>Astonishing 3/2 Block Stucco Designer Lantana Model with a Salt Water Pool and PRIVACY in the Popular village of Calumet Grove!!! This beauty is sure to impress you from the diagonal ceramic tile in the foyer, living room, dining room, kitchen, bathrooms and INSIDE laundry room to the gorgeous laminate floors in the bedrooms. The Master bedroom is roomy (17 x13) accommodating all your bedroom furniture with ease and the master bathroom is filled with bonuses from the Tiled Walk-in shower to the large Jetted Jacuzzi TUB for relaxing! Kitchen has STAINLESS STEEL appliances that are only 1 1/2 years old (the Cooktop is a gas 5 Burner) and the cabinets have pull-outs plus a Lazy Susan. Also the kitchen has a separate eat in nook. The large INSIDE laundry room (11 x 8) can easily accommodate a desk or freezer. The architectural shingle roof (2003) qualifies for Wind mitigation discount! This home has a sound system that works both inside and outside by the pool as well as a SUMMER KITCHEN- an added bonus when you entertain! The pool has solar panels to heat it PLUS a gas heater so you can choose what works best for you!! A few other things that this home offers are: PRIVACY with the lovely walls surrounding the back of this home, VOLUME CEILINGs, EXTENDED Covered Lanai area, solar tubes, humidifier system, GAS & Electric utilities, 91 Gallon Hot Water Heater, Close to the VA center, shopping, grocery stores and so much more!! Call today to make an appointment to see this one of a kind home!!!</p> <p><i>Listing Courtesy of FLAMINGO REAL ESTATE & MINGMT</i></p>								




Open Houses: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Open House Date	Hours
	 FOR SALE	Active: 6/11/2016	MLS ID: G4828652					
16915 SE 91st Shubrick Ct	Single Family	3/2	1,514 sq ft	6,534	6/11/2016	\$236,500	11/18/2016	12:00 AM - 12:00 AM
<p>This Whispering Pine has so much to offer! Located on a corner lot, it offers plenty of exterior space with room for a pool! The BOND is PAID on this immaculate home with additional features to make it feel special! Engineered hardwood, hand scraped flooring in the main living areas and kitchen, BRAND NEW carpet in the bedrooms and den (3rd br does not have closet). Kitchen features beautiful granite counter tops with added elongated counter/bar PLUS eat-in area. NEW Stainless appliances and sink, French Door fridge, GAS stove AND heat, separate bread box & more! Master suite includes dual square sinks/granite & tiled standup shower, walk-in closet with shelving system & pocket door for more space. Separate guest area with 2nd bath, and Den/3rd BR with double doors & office system. INDOOR LAUNDRY with extra shelving serves as pantry as well! Did I mention there is an additional refrigerator in garage?! Lanai complete with painted floors, privacy blinds & separate grilling patio outside. VERY Convenient to shopping, VA hospital, recreation, golfing & restaurants! Furniture available separately.</p> <p><i>Listing Courtesy of RE/MAX PREMIER REALTY</i></p>								
	 FOR SALE	Active: 8/29/2016	MLS ID: G4831903					
17403 SE 75th Coachman Ct	Single Family	2/2	1,148 sq ft	5,663	8/29/2016	\$179,900	11/19/2016	12:00 AM - 12:00 AM
<p>Beautiful TURNKEY Austin in Chatham Village with gorgeous furniture, vaulted ceilings, open kitchen floor plan, enhanced kitchen cabinets, large elevated screened-in lanai, outdoor grill pad, laundry area features built in cabinets and countertop, entire garage lined with shelving, designer epoxy painted driveway/walkway/garage/lanai/grill pad/steps, mature landscaping, NEW AC IN 2014, low \$4,114 bond balance, down the street from Chatham Recreation Center & Family Pool as well as Oakleigh & Amberwood Executive Golf Courses. Great house, great location!!</p> <p><i>Listing Courtesy of RE/MAX PREMIER REALTY, INC</i></p>								
	 FOR SALE	Active: 10/7/2016	MLS ID: G4833520					
1422 Arredondo Dr	Single Family	2/2	1,347 sq ft	7,405	10/7/2016	\$211,000	11/19/2016	12:00 AM - 12:00 AM
<p>BOND PAID!!! A very unusual use of 1,347 sq feet under heat and air. This Calhoun Model is located in the Village of Santiago, easily accessed from El Camino Real. This lovely home has vaulted ceilings, sky lights, ceramic tile throughout. Eat in kitchen, pull out shelves in cabinets, inside laundry and enclosed lanai with glass and screen sliders and river rock (Hatahuchee) floor. CORNER LOT this home has a lot of curb appeal. GAS WATER HEATER, NEW INTERIOR PAINT, REFRIGERATOR AND DISPOSAL. LOW MAINTENANCE LANDSCAPING for easy care. Come enjoy the Life Style!</p> <p><i>Listing Courtesy of ERA GRIZZARD REAL ESTATE</i></p>								
	 FOR SALE	Active: 7/2/2016	MLS ID: G4829456					
1407 Becerra St	Single Family	3/2	1,542 sq ft	5,663	7/2/2016	\$234,000	11/17/2016	12:00 AM - 12:00 AM
<p>Meticulously cared for 3 bedroom / 2 full baths à Carolina III à Designer is located in the Village of Santiago. BOND IS PAID! Whole House water filter & softener PLUS surge protection! Beautiful curb appeal with professionally painted driveway, walk way, garage floor and lush landscaping w/ timer controlled lighting. A termite protection system surrounds the home and tinted window film protects your furnishings while keeping you're A/C bills low! The two-car garage offers attached storage cabinets, overhead bicycle racks, a utility tub and a cooling garage door screen. There's even a gasline on the patio to accommodate your outdoor patio grilling! The kitchen boasts upgraded faucets with Instant hot water & soap dispenser, upgraded cabinetry with overhead lighting plus ceramic back-splash. There's a built-in Samsung microwave, electric oven/range, GE Profile dishwasher and refrigerator w/ icemaker. The guest bath has new commode, vinyl flooring and top cabinet. The interior of the home has been freshly painted and not only has a beautifully finished Florida room but an enclosed lanai as well! The location is superb! Only minutes from the Regional Hospital, Publix market, Cracker Barrel restaurant and popular Bealls Department Store. The El Santiago Recreation Center, Santiago and Diablo executive golf courses are just around the corner! Make this beautiful home yours and start living the dream.</p> <p><i>Listing Courtesy of RE/MAX PREMIER REALTY</i></p>								







Open Houses: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Open House Date	Hours
 	Active: 7/12/2016	MLS ID: G4829818						
1425 Fortaleza Dr	Single Family	3/2	1,500 sq ft	8,712	7/12/2016	\$309,000	11/17/2016	12:00 AM - 12:00 AM
<p>Golf Course home with NO BOND, This Block and Stucco designer model has been totally updated from wall to wall. The home has been painted inside and out recently. No closet in 3rd bedroom. The large lot has plenty of room for a pool. Two gorgeous pergola's have been added. Your view of the golf course will leave you breathless for hours. The inside of the home has newer Plantation shutters. Granite in the kitchen and both Baths, with Ferguson fixtures, and new Kohler sinks. The owners have removed ALL carpeting throughout the home. A remote controlled alarm system has been added that can be controlled from your smartphone. A newer electric screen has been added to the garage. A One year home warranty will be given to new owners. The upgrades are all done on this home. Hurry before its gone.</p> <p style="text-align: right;"><i>Listing Courtesy of FOXFIRE REALTY</i></p>								
 	Active: 9/13/2016	MLS ID: G4832541						
3573 Idlewood Loop	Single Family	2/2	1,142 sq ft	5,227	9/13/2016	\$199,900	11/18/2016	12:00 AM - 12:00 AM
<p>Motivated Seller! Meticulously maintained 2/2 Austin in Summerhill. PRIME LOCATION! Gorgeous kitchen with high definition, marble look countertops and tile backsplash, breakfast bar, volume ceilings, ceramic wood look tile floors in kitchen and baths, upgraded light fixtures and carpet, solar tube, ceiling fans. Spacious master bedroom with access to Enclosed Lanai. Beautiful yard and landscaping. Partially furnished. Close to community pool, restaurants and shopping. Low Bond Only \$5839.14, annual payment \$578.10. American Home Shield Home Warranty.</p> <p style="text-align: right;"><i>Listing Courtesy of RE/MAX PREMIER REALTY, INC</i></p>								
 	Active: 11/2/2016	MLS ID: G4834508						
2066 Vision Ct	Single Family	3/2	2,040 sq ft	8,712	11/2/2016	\$489,500	11/25/2016	12:00 AM - 12:00 AM
<p>Come live the dream with this Golf Cart Garage Lilac & ONE of a kind water view!! Rare Over sized lot with room for a pool. Lanai has been expanded. This floor plan offers spacious open concept for great entertainment space. Master suite offers roman style shower and custom organizers in walk in closet. This lot offers great combination of privacy & views, LARGE backyard and golf cart garage. Location, Location, Location. Village of Hillsborough. Just minutes to the Brownwood town square and the Eisenhower Rec Center. Bond Balance is \$19,234.01</p> <p style="text-align: right;"><i>Listing Courtesy of RE/MAX PREMIER REALTY, INC</i></p>								
 	Active: 11/1/2016	MLS ID: G4834314						
640 Ternberry Forest Dr	Single Family	3/2	2,581 sq ft	19,602	11/1/2016	\$799,999	11/17/2016	12:00 AM - 12:00 AM
<p>Overlooking the Preserve of Hole #5 on Palmer Legends Riley Grove golf course, the privacy & tranquility of this Williamsburg Premier home is unmatched. Situated on an oversized, half acre lot with covered/screened lanai and heated salt water pool with large spill over spa and waterfalls, life doesn't get any better! Bridgeport at Lake Sumter has long been known for its views and central location to the areas finest shopping, dining, and golf! This gorgeous home features an open design incorporating Kit, LR & DR with split master and guest suites. Professionally decorated, solar tubes highlight crown molding & tray ceilings throughout. Beautiful tile in the common & wet areas, with lush, comfortable carpet in DR, LR, and BR. The Kit features granite tops, stainless appliances, maple wood cabinets, under cabinet lighting, built-in wine rack, & island. The Master BR consists of 300+sqft with French doors leading to lanai, while the Master BA has dual sinks with sit down vanity, garden tub, private lavatory, & walk-in Roman shower. The guest wing features a hall BA with tub & two BR, one with closet and one without, allowing more space for extra guest suite or office/den. Additional features include home sound system, 2 car garage with golf cart, epoxy floors in garage, circular brick paver driveway, new 50 yr roof, lifetime exterior acrylic paint, mature landscaping, and pool with pop-up self-cleaners surrounded by brick and "cool concrete" on the lanai. Come visit this home today and you will fall in love!</p> <p style="text-align: right;"><i>Listing Courtesy of FLAMINGO REAL ESTATE & MINGMT</i></p>								

Open Houses: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Open House Date	Hours
			<i>Active: 8/4/2016 MLS ID: G4830817</i>					
1200 Russell Loop	Single Family	3/3	3,495 sq ft	16,988	8/4/2016	\$1,350,000	11/17/2016	12:00 AM - 12:00 AM
<p>Situated on hole #9 of Riley Grove of Palmer Legends Golf Course overlooking Lake Sumter Landing and the Waterfront Inn you will not find a more picturesque view in The Villages. Bridgeport at Lake Sumter has long been known for its views and central location to the areas finest shopping, dining, and golf! This one owner St. James Premier home consists of 3BR/2.5BA with 3,500+/-sqft under air, 700+sqft dbl car garage with golf cart, and 2,150sqft lanai/pool area totaling over 6,350sqft. As you enter the home you are greeted by Glass Leaded French Doors and designer tile centerpiece, while 18" diagonal tile flooring runs throughout the main living areas with carpeting in the bedrooms. The large LR/DR combo overlooks the spacious pool area with French Doors access. The Kitchen is highlighted by Cambria Quartz countertops, designer cabinets, under mount wine rack, tumbled marble backsplash, under cabinet lighting and GE Profile stainless steel appliances. The Family Rm features a built-in designer wall unit with recessed lighting & overlooks the pool area and golf course. While the interior of the home is exquisite the exterior of the home is just as impressive with covered lanai housing 10x24 putting green, outdoor speakers, ceiling fans, and an outdoor kitchen with full sink, Corian countertops, serving bar, under cabinet hot water heater, and ice maker. The pool is enormous at 36" & 17,000 gallons with acrylic deck surface, two waterfalls, underwater & deck lighting, 3 planters & removable safety fence.</p> <p><i>Listing Courtesy of FLAMINGO REAL ESTATE & MINGMT</i></p>								
			<i>Active: 7/19/2016 MLS ID: G4829686</i>					
1189 Harley Cir	Single Family	3/3	3,859 sq ft	20,038	7/19/2016	\$1,050,000	11/17/2016	12:00 AM - 12:00 AM
<p>Fall in love with this gorgeous Sanibel Model located in Bridgeport on the shores of Lake Sumter just a short distance to Lake Sumter Landing. It's no secret that you can mimic this Sanibel model throughout The Villages, but you cannot mimic the beauty this home has to offer. Boasting over 3,800 sqft of living space this home is comprised of 3BR/2.5BA, enclosed lanai under air, 2 car garage with golf cart garage (also under separate A/C system), in wall sound system and screened lanai. The kitchen is a chef's dream with granite countertops, custom cabinetry and Stainless Steel GE Monogram Appliances. The focal point of the LR is a beautiful custom-built, handcrafted wood entertainment center concealing theater speakers and recessed TV. The enclosed lanai is no less impressive with custom bookshelves, gas fireplace, wood mantle, and beautiful view of the waterway. Ceramic tile flooring adorns the main living areas and bedroom/office throughout, while the Master Suite and Guest bedroom have been laid with Bamboo providing neutral tones and reflection for natural light. The Master Suite is enormous and highlighted with custom entertainment center, custom bookshelves, french doors overlooking lanai and large walk-in-closet. The Master bath features dual vanities, garden tub, walk-in roman shower and private lavatory. The exterior of the home is well manicured and situated by splitting a corner lot, so this home's backyard is tucked away and very private. Call today to set up your private showing!</p> <p><i>Listing Courtesy of FLAMINGO REAL ESTATE & MINGMT</i></p>								
			<i>Active: 8/15/2016 MLS ID: G4831313</i>					
996 Vance Trl	Single Family	3/2	2,074 sq ft	11,326	8/15/2016	\$460,000	11/16/2016	12:00 AM - 12:00 AM
<p>Located in the Village of Caroline and a very short walk to Lake Sumter Landing! This beautiful home sits on a privacy landscaped cul-de-sac lot and is in a very distinctive area of The Villages with a unique flare to the homes surrounding it! Leaded glass front entry with plenty of upgrades to make it feel like home. A few upgrades include diagonal tile in the main living area, Plantation Shutters, upgraded cabinetry, Wood laminate, Granite, newer kitchen appliances, solar tubes, huge Closet system, enclosed oversized Lanai with floor to ceiling acrylic windows, recessed lighting, beautiful tropical landscaping, comfort high vanities & more! The 2 car plus golf cart garage offers plenty of space! A smart Nest climate control system has been added for thermostat control from your smartphone. This home is close to shopping, restaurants, movie theater and free live entertainment, yet is situated in a quiet area away from the hustle and bustle. Tax line reflects total tax annual tax bill including CDD Maintenance Fee (\$574) and CDD Bond Debt Payment (\$1,284). Bond Balance: \$14,193.89.</p> <p><i>Listing Courtesy of RE/MAX PREMIER REALTY</i></p>								

Open Houses: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Open House Date	Hours
	 FOR SALE	<i>Active: 6/13/2016 MLS ID: G4828721</i>						
8859 SE 168th Tailfer St	Villa Detached	3/2	1,606 sq ft	4,792	6/13/2016	\$278,000	11/17/2016	12:00 AM-12:00 AM
<p>GOLF FRONT with a beautiful view! TURN-KEY with custom window treatments and volume ceilings throughout! The Anna Maria model is one of the most popular due to the open floor plan and large kitchen with an island. This home offers plenty of counter space and Oak cabinetry, an eat-in area, and a walk-in PANTRY! Relax in the great room overlooking the golf course in the NEW all leather motorized electric FlexSteel reclining couch and loveseat with lighted cup holders! Upgraded fan accents the living area nicely! Or sit outside in the screened lanai, separate open patio, or the landscaped area overlooking the green! ROOM FOR A POOL! Master suite includes large walk-in closet, dual sinks, walk-in shower, separate water closet and all have their own SOLAR TUBES! Guest bedrooms both have closets, bed in one and sofa sleeper in the other! Guest bath features tub/shower combo and is convenient to both rooms! Plenty of closet/linen space in this model! Solar tubes AND canned lighting throughout for a light and bright home! ADDITIONAL features: GAS appliances, heating and tankless GAS hot water heater, whole home WATER SOFTENER, garage & front door SCREEN, air cleaner/FILTRATION, SOLAR attic fan, utility sink & HOME WARRANTY! Convenient to shopping, restaurants, VA Clinic, and short distance to Mulberry Rec Center & Pool! Bond bal: \$2,651, Annual pmt: \$262. Annual main: \$291.</p> <p><i>Listing Courtesy of RE/MAX PREMIER REALTY</i></p>								
	 FOR SALE	<i>Active: 7/5/2016 MLS ID: G4829496</i>						
2110 Thornton Ter	Villa Detached	2/2	1,188 sq ft	4,356	7/5/2016	\$208,000	11/15/2016	12:00 AM-12:00 AM
<p>This PRIVATE Cabot Cove villa is special in so many ways! Located in the Village of Bonnybrook & TURNKEY on a CORNER Lot with a 2014 YAMAHA Gas Golf Cart! It has a privacy fence in the rear. Vaulted ceilings, FRESH designer colors, ceramic DIAGONAL tile, CUSTOM Window Treatments, upgraded lighting/fixtures throughout! WHOLE house water softener. INDOOR laundry! Tastefully furnished with LEATHER furniture, KING bed in master and QUEEN in 2nd BR. Large FLAT screen TV's in all rooms! Even more includes knock down ceilings, 3" baseboards, completely MAINTENANCE free exterior with a 1,200sf concrete patio area. painted driveway & garage screen for ventilation! Close to everything!</p> <p><i>Listing Courtesy of RE/MAX PREMIER REALTY</i></p>								
	 FOR SALE	<i>Active: 10/17/2016 MLS ID: G4833893</i>						
970 Kenova Ave	Single Family	3/2	1,392 sq ft	5,663	10/17/2016	\$204,900	11/26/2016	12:00 AM-12:00 AM
<p>This lovely Amarillo is move in ready, has NO BOND and has an outstanding location being in the middle of Sumter Landing and Spanish Springs Centers. You are very close to banks, shopping, restaurants and much more. This home has great curb appeal with a split plan with a pocket door that separates the guest quarters from the living room. The Master has a large walk in closet and plenty of room for a King Sized Bed. This home also has a Water Purification System with great landscaping and beautiful Lemon Tree in the backyard that can be seen from the screened in Lanai.</p> <p><i>Listing Courtesy of FOXFIRE REALTY</i></p>								