

**G5078432 17285 SE 85TH WILLOWICK CIR, THE VILLAGES, FL 32162**



**County:** Marion  
**Property Style:** Single Family Residence  
**Subdiv:** VILLAGES/MARION UN 55  
**Subdiv/Condo:**  
**Beds:** 3, **Baths:** 2/0  
**Pool:** Community  
**Garage:** Yes **Attch:** Yes **Spcs:** 2  
**Home Warranty Y/N:**No  
**New Construction:** No  
**Total Annual Assoc Fees:**2,340.00  
**Average Monthly Fees:**195.00

**Status:** Active  
**List Price:** \$480,000  
**LP/SqFt:** \$239.64  
**Year Built:** 2003  
**ADOM:** 0 **CDOM:** 0  
**Heated Area:**2,003 SqFt / 186 SqM  
**Total Area:** 2,564 SqFt / 238 SqM  
**Total Acreage:** 0 to less than 1/4  
**Lot Features:**  
**Flood Zone Code:**X

Enjoy The Villages Lifestyle with this perfect-sized home! Let's take a tour. Palm trees, easy-care shrubs with paver accents, and rock accent pieces highlight the front of the home. The exterior has a soothing feel with light accents that welcome you to the home. The interior starts with a ceramic tile entryway leading into the Living room, and dining room combination with wonderful light from the sliding glass doors. The Kitchen and eating area adjoin the Living room making the home feel open and airy. The eating area has a pantry closet and windows on 2 sides to let in the Florida sunshine. The kitchen features plenty of countertops and cabinets, a gas stove, and a ceramic tile floor. The laundry room is large and has a handy utility sink and cabinets. The primary bedroom has 4 windows, a palm-inspired ceiling fan, and room for your furniture pieces. The primary bath has 2 sinks, a vanity area, a walk-in closet, and a shower stall. The home features 2 additional bedrooms and a hall bath with a tub. The roof was replaced in 2023. The backyard is intimate and features large bushes, giving you great privacy from your neighbors. Take a quick golf cart ride to a great shopping area with a grocery store, drug store, bank, restaurants, and more. Golf courses, pickleball, pools, and recreation centers are all close by too!

**Land, Site, and Tax Information**

**Legal Desc:** SEC 33 TWP 17 RGE 23 PLAT BOOK 006 PAGE 086 VILLAGES OF MARION - UNIT 55 LOT 64  
**SE/TP/RG:** 33-17S-23E  
**Subdivision #:**  
**Between US 1 & River:**  
**Tax ID:** [6755-064-000](#)  
**Taxes:** \$4,160  
**Homestead:** Yes **CDD:** Yes  
**AG Exemption YN:**  
**Ownership:** Fee Simple  
**Zoning:** PUD  
**Future Land Use:**  
**No Drive Beach:**  
**Zoning Comp:** Yes  
**Tax Year:** 2023  
**Annual CDD Fee:** 957  
**Development:**  
**Complex/Comm Name:**  
**Flood Zone Date:**  
**Floor #:**  
**Census Block:**  
**Total Units:**  
**Lot Size Acres:** 0.13  
**Block/Parcel:** 55  
**Book/Page:** 006-086VILLAGE  
**Front Exposure:** Southeast  
**Lot #:** 64  
**Other Exemptions:** Yes  
**Subdiv/Condo:**  
**Bldg Name/#:**  
**Total # of Floors:** 1  
**Land Lease Y/N:** No  
**Lot Dimensions:** 64x91  
**Land Lease Fee:**  
**Planned Unit Dev:**  
**Census Tract:**  
**Lot Size:** 5,663 SqFt / 526 SqM

**Interior Information**

**A/C:** Central Air  
**Heat/Fuel:** Central  
**Utilities:** Cable Available, Electricity Connected, Sewer Connected, Water Connected  
**Sewer:** Public Sewer  
**Water:** Public  
**Fireplace:** No  
**Heated Area Source:** Public Records  
**Total Area Source:** Public Records  
**Appliances Incl:** Dishwasher, Electric Water Heater, Microwave, Range, Refrigerator  
**Flooring Covering:** Carpet, Ceramic Tile  
**Interior Feat:** Ceiling Fans(s), Eating Space In Kitchen, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Walk-In Closet(s)  
**# of Wells:**  
**# of Septics:**

Room Type	Level	Approx Dim	Flooring	Bedroom Closet Type	Features
Living Room	First		Carpet		
Dining Room	First		Carpet		
Dinette	First		Ceramic Tile		
Kitchen	First		Ceramic Tile		Closet Pantry
Primary Bedroom	First		Carpet	Walk-in Closet	
Primary Bathroom	First		Ceramic Tile		
Bedroom 2	First		Carpet	Built-in Closet	

**Exterior Information**

**Ext Construction:** Block, Stucco  
**Roof:** Shingle  
**Foundation:** Slab  
**Property Description:**  
**Ext Features:** Sliding Doors  
**Pool:** Community  
**Garage Dim:** , **Attached Garage Y/N:**Yes  
**Property Attached:**  
**Architectural Style:**Florida  
**View:**  
**Pool Dimensions:**  
**Vegetation:** Mature Landscaping  
**Road Surface Type:** Concrete

**Green Features**

**Community Information**

**Community Features:** Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Golf Carts OK, Golf Community, Irrigation-Reclaimed Water, Park, Pool, Restaurant, Tennis Courts  
**Fee Includes:** Community Pool, Maintenance Grounds, Pool Maintenance, Recreational Facilities  
**Monthly HOA Amount:**  
**Pet Size:**  
**Other Fee:** \$195 / Monthly  
**# of Pets:** 2  
**Housing for Older Per:** Yes

**Max Pet Wt:**  
**Association Approval Required:** No

**Lease Restrictions:** Yes

**Approval Process:** See Villages Covenants and Regulations

**Additional Lease Restrictions:** See Villages Covenants and Regulations

**Association/Manager Name:**THE VILLAGES

**Association Email:**

**Master Assn/Name:**No

**Pet Restrictions:** See deed restrictions at @districtgov.org

**Years of Ownership Prior to Leasing Required:** No

**Number of Ownership Years Prior to Lease:** 0

**Association/Manager Contact Phone:**

**Association URL:**@districtgov.org

**Master Assn Fee:**

**Master Assn Ph:**

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