

**G5108022 621 ENCONTO ST, THE VILLAGES, FL 32159**



**County:** Sumter  
**Property Style:** Villa  
**Subdiv:** THE VILLAGES  
**Subdiv/Condo:**  
**Beds:** 2, **Baths:** 2/0  
**Pool:** Community  
**Garage:** Yes **Attch:** Yes **Spcs:** 1  
**Home Warranty Y/N:**  
**New Construction:** No  
**Total Annual Assoc Fees:**2,428.00  
**Average Monthly Fees:**202.33

**Status:** Active  
**List Price:** \$272,000  
**LP/SqFt:** \$245.27  
**Year Built:** 1996  
**ADOM:** 17 **CDOM:** 17  
**Heated Area:**1,109 SqFt / 103 SqM  
**Total Area:** 1,677 SqFt / 156 SqM  
**Total Acreage:** 0 to less than 1/4  
**Lot Features:**  
**Flood Zone Code:**X

PRICE IMPROVEMENT!!! This beautifully appointed turnkey 2-bedroom, 2-bath Courtyard Villa is ideally situated in the Village of De La Vista, perfectly positioned between Spanish Springs and Lake Sumter Landing Town Squares. Enjoy a short golf cart ride to championship golf, pickleball, dining, shopping, entertainment, and the vibrant lifestyle that makes The Villages so desirable. Designed with comfort and style in mind, the home features an open-concept floor plan enhanced by vaulted ceilings and abundant natural light. The spacious kitchen offers generous counter space, new stainless steel appliances (2024), and easy-care Luxury Vinyl Plank flooring (2024), creating a seamless space for entertaining and everyday living. The primary suite includes a walk-in closet and a private en suite bath with a walk-in shower. A thoughtfully designed second bedroom features a pocket door that creates a private guest suite with convenient access to the second full bath. The enclosed Florida room provides year-round enjoyment and overlooks a private, low-maintenance landscaped courtyard, ideal for relaxing or entertaining. After a full day of activities, unwind on the patio with your favorite beverage and savor the peaceful setting. Offered fully turnkey, this villa includes furnishings, housewares, linens, and appliances — even the coffee maker — allowing for a truly effortless move-in experience. BOND PAID! Major updates include new Luxury Vinyl Plank Flooring in interior rooms (2024), new roof (2016), HVAC system (2018), and water heater (2018). Whether you are seeking a prime investment opportunity or ready to embrace the exceptional Villages lifestyle, this residence presents an outstanding opportunity.

**Land, Site, and Tax Information**

**Legal Desc:** LOT 11 THE VILLAGES OF SUMTER VILLA SAN ANTONIO PLAT BOOK 4 PAGES 120-120B  
**SE/TP/RG:** 13-18S-23E  
**Subdivision #:**  
**Between US 1 & River:**  
**Tax ID:** [D13K011](#)  
**Taxes:** \$3,023  
**Homestead:** No **CDD:** Yes  
**AG Exemption YN:**  
**Alt Key/Folio #:** D13K011  
**Ownership:** Fee Simple  
**Bldg Name/#:**  
**Total # of Floors:**  
**Land Lease Y/N:** No **Land Lease Fee:**  
**Lot Dimensions:** 43x95  
**Zoning:** 0  
**Future Land Use:**  
**No Drive Beach:**  
**Zoning Comp:**  
**Tax Year:** 2025  
**Annual CDD Fee:** 2,441  
**Development:**  
**Block/Parcel:** 0  
**Book/Page:** 4-120-120B  
**Front Exposure:** West  
**Lot #:** 11  
**Other Exemptions:**  
**Subdiv/Condo:**  
**Complex/Comm Name:**  
**Flood Zone Date:** 09/27/2013  
**Floor #:**  
**Census Block:** 1  
**Planned Unit Dev:**  
**Census Tract:** 910800  
**Lot Size Acres:** 0.09  
**Lot Size:** 4,085 SqFt / 380 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, Dryer, Microwave, Range, Refrigerator, Washer  
**Flooring Covering:** Luxury Vinyl  
**Interior Feat:** Ceiling Fans(s), High Ceiling(s), Open Floorplan, Primary Bedroom Main Floor, Walk-In Closet(s), Window Treatments  
**# of Wells:**  
**# of Septics:**

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Great Room	First		Luxury Vinyl		
Dining Room	First		Luxury Vinyl		
Primary Bedroom	First		Luxury Vinyl	Walk-in Closet	
Bedroom 2	First		Luxury Vinyl	Built-in Closet	
Florida Room	First		Other		
Kitchen	First		Luxury Vinyl		

**Exterior Information**

**Ext Construction:** Cement Siding  
**Roof:** Shingle  
**Foundation:** Slab  
**Property Description:**  
**Ext Features:** Courtyard, Irrigation System  
**Pool:** Community  
**Road Surface Type:** Paved  
**Assigned Spcs:**  
**Garage Dim:** , **Attached Garage Y/N:**Yes  
**Property Attached:**  
**Architectural Style:**  
**Pool Dimensions:**

**Green Features**

**Green Energy Generation:** **Green Energy Generation Y/N:** No

**Community Information**

**Community Features:** Community Mailbox, Deed Restrictions, Golf Carts OK, Golf Community, Pool  
**HOA / Comm Assn:** Yes **HOA Fee:** \$40.00 / Required  
**HOA Pmt Sched:** Annually  
**Other Fee:** \$199 / Monthly  
**Mo Maint\$(add HOA):**  
**Housing for Older Per:** Yes  
**Monthly HOA Amount:** \$3  
**Pet Size:**  
**# of Pets:** 2  
**Max Pet Wt:**  
**Pet Restrictions:** SEE DEED RESTRICTIONS  
**Association Approval Required:** No  
**Years of Ownership Prior to Leasing Required:** No

**Lease Restrictions:** No  
**Association/Manager Name:**TheVillages.com  
**Association Email:**  
**Master Assn/Name:**No

**Association/Manager Contact Phone:**  
**Association URL:**  
**Master Assn Fee:**                      **Master Assn Ph:**

Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.

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