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*Finding the Right Community for Your Lifestyle, then Finding You the Right Home*

### About The Villages® communities in Florida

The Villages® communities could be considered one of wonders of the world along with Disney and the new Epcot. It is the largest and fastest-growing retirement community in the world. Generally, one person must be over 55 to own property in The Villages® communities. It is located forty-five minutes south of Ocala and one and a half hours above Orlando. Currently, roughly 151,000 people live here. It takes 35 minutes by car to go from the Northernmost point to the Southernmost point of The Villages® communities You will enter Lake, Sumter, and Marion counties on that drive.

*One of the main comments you will hear is that someone does not want to live in a large development. However, due to the infrastructure of small village communities The Villages® communities, is more like living in a small town with big-town amenities.*

Currently, there are:

- 3,500+ lifestyle clubs in The Villages.  
You name a club you are interested in, and probably one or more clubs are available. The Parrot Head Club here is the largest in the world, with over 500 members.
- 747 Total Number of Holes of Golf. More than any other community in the world.
- 11 Country Clubs with dining facilities and Championship golf courses. If you are an avid golfer, you should purchase an enhancement package. These packages provide you with greater access and lower costs to play any of the Championship courses. You can buy Enhancement packages monthly, semi-annually, or annually. These packages are acceptable at any of the Championship courses. If you find a Golf Club you really like, you may want to focus on the homes around that club. There are two additional championship courses that do not have clubhouses.

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- 53 executive courses. The green fees are included in your dues. You only pay a trail fee of \$4.00/per person when using a golf cart. If you walk it's free.
  - 114 Recreation Facilities with meeting rooms, activities like table tennis, and cards.
  - 111 Pools
  - 259 Pickleball courts
  - 86 Tennis courts
  - 17 Softball Fields in 5 complexes
  - 2 croquet courts in each of the three locations. These courts are also used for lawn bowling.
  - 1 Polo Field
  - 4 Performing Arts Venues
  - 4 Town Squares with free entertainment every night from 5 pm to 9 pm
  - 50 Restaurants in and around the 4 Town Squares. This does not consider restaurants outside of those areas.
  - Golf carts have over 176 miles of cart paths throughout the community. Most residents own a golf cart. One of the specialty golf carts can sell new for \$30,000+/-
  - You can go anywhere in the Villages by golf cart. Two apps give directions for cars or golf carts.
  - There are 74 Roundabouts. Make sure you see my white paper on the proper way to navigate them. Numerous accidents occur in these roundabouts.
  - A rough guess is that it would take you 45 minutes by car and 2 hours by golf cart to go from the northernmost point to the southernmost point.
  - The average number of homes sold in the Villages is 200+/- per month.
  - The most popular homes are 1,800 sq ft to 2,500 sq ft with three bedrooms, two bathrooms, and two car garages. These homes sell in the range of \$300,000 to \$500,000. When looking at a home for sale be sure you compare the price per sq ft.
  - Homes are grouped into village communities, and multiple villages communities have their own Village Recreation Centers near a larger Regional Recreation Center.
  - Recreation fees are mandatory and range from \$120 to \$250 per month. Those fees cover the cost of a lot of the activities.

What is nice about living here is that most people are of the same age and most are very active, so you feel young again. You get involved in activities that you never would be able too elsewhere, and those activities keep you young in mind, body, and spirit. The problem arises not from finding activities you want to do, but finding the time to do all those activities,

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The Villages has just built a bridge over the Florida Turnpike partly at their cost. That allows cars and golf carts to go into the current and future development areas South of the turnpike. The Villages develops the infrastructure two years ahead of their home development. The Villages already own roughly 12 square miles south of the turnpike. When The Villages are fully developed, the population will be around 450,000.

There are four Town Squares with free entertainment nightly on their outdoor stages. Restaurants, shops, and businesses are located around the Town Squares: Spanish Springs Town Square, Lake Sumpter Landing Market Square, Brownwood Paddock Square, and The Sawgrass Market Square.

Then you have Regional Recreation Centers (RRC). These are large venues for larger meetings and club events. Next, you have Village Recreation Centers (VRC), which are smaller buildings of the same nature. Each of these two types of Rec Centers will have access to golf, pools, tennis, and pickleball courts. What varies is what secondary amenities are available. The last group is the Non-Recreational Villages (NRV), which may have some amenities but no recreation buildings.

Buying a home in the Villages is more complicated than buying a home in a local community. The worst thing you can do is start looking at homes For Sale before you learn about The Villages® communities.

I encourage you to read my white papers 100- 160 (about ten) so you can understand all the complexities. I do not capture any of your information when you read these white papers.

*It would be my honor to guide you through the process of  
buying a home here in The Villages® communities.*

*Respectfully,*

*Jim Forbes*

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