

# \$2,799,000 - 3724 Conservation Trail, THE VILLAGES

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MLS® #G5084334

**\$2,799,000**

4 Bedroom, 3.00 Bathroom, 3,738 sqft

Residential on 0.85 Acres

VILLAGES/FRUITLAND PARK UN 31, THE VILLAGES, FL

This amazing One-Of-A-Kind 4-bedroom, 3-bathroom home on over  $\frac{3}{4}$  of an acre in The Villages Preserve is a must-see. Great curb appeal awaits, with pristine landscaping including landscape lighting, a stone water fountain, stacked stone edging, stone mulch and a large paver driveway with the pavers extending to the walkway and front porch. The double door entry leads to an open floor plan boasting crown molding, upgraded trim, tray ceilings, alcoves with shelves and lots of natural light. The island kitchen has granite countertops and backsplash, under cabinet lighting, a built-in wine rack, a spacious bar area and breakfast nook and a pantry for added storage. The living room has custom built-in shelves and a rolling library ladder—what a conversation piece! The oversize master suite boasts a private sitting area and a fabulous double entry walk through shower with dual shower heads as well as a large soaking tub and decorative niches. The living room, family room and master bedroom all have access to the true showstopper which is the enormous screened-in pool deck with one of the best views in The Villages. Words just do not do it justice! The pool and spill-over spa are only the beginning of this luxurious entertainment paradise. You will find a fire pit in the middle of the pool with a bridge for access. A large cabana with a metal roof that houses a sitting area with a TV, a gas fireplace, an outdoor kitchen and bar area, and



thatâ€™s not all! the pool has a swim up bar with built-in bar stools so you can get a refill or have a burger hot off the grill! There are also sitting and dining areas for intimate dinners and conversations with friends and just when you think there couldnâ€™t be more, there is a paver path leading to an outdoor firepit to watch the sunsets. Pair all of this with the view and your visitors will never want to leave! This home also has a spacious air conditioned four-car garage with epoxy floors, a dumb waiter that descends from the ceiling which you can load with items for attic storage, then press a button and attic stairs descend so you can go up and unload the dumb waiter. All of this and so much more awaits. This home is a golf cart ride to Colony Plaza to shop or Lake Sumter Landing for breakfast, lunch, dinner, or a night of dancing on the square. Enjoy all the amenities and activities that come with living in The Villages, including access to golf courses, recreation centers, and social clubs. Do not miss out on this opportunity to live in this vibrant and active 55 plus community. Roof was replaced in January 2024.

Built in 2016

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | G5084334                |
| Price          | \$2,799,000             |
| Sold Price     | \$2,600,000             |
| Sold Date      | January 22nd, 2025      |
| Bedrooms       | 4                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 3                       |
| Square Footage | 3,738                   |
| Acres          | 0.85                    |
| Year Built     | 2016                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |

Status                      Sold

**Community Information**

Address                      3724 Conservation Trail  
Area                            The Villages  
Subdivision                VILLAGES/FRUITLAND PARK UN 31  
City                            THE VILLAGES  
County                        Lake  
State                           FL  
Zip Code                    32163-0152

**Amenities**

Amenities                    Fence Restrictions, Fitness Center, Golf Course, Pickleball Court(s), Pool  
# of Garages                4  
Has Pool                     Yes

**Interior**

Interior Features        Ceiling Fan(s), Dumbwaiter, Eating Space In Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Solid Surface Counters, Stone Counters, Tray Ceiling(s), Window Treatments  
Appliances                Cooktop, Dishwasher, Dryer, Electric Water Heater, Microwave, Washer  
Heating                     Central  
Cooling                     Central Air  
Fireplace                    Yes

**Exterior**

Exterior Features        Irrigation System, Lighting, Outdoor Grill, Outdoor Kitchen, Rain Gutters, Sliding Doors  
Roof                           Shingle  
Foundation                Slab

**Additional Information**

Date Listed                July 7th, 2024  
Days on Market        439

**Listing Details**

Listing Office            ERA GRIZZARD REAL ESTATE

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