

\$535,500 - 3434 Nestlebranch Avenue, THE VILLAGES

MLS® #G5085785

\$535,500

3 Bedroom, 2.00 Bathroom, 1,957 sqft
Residential on 0.13 Acres

THE VILLAGES, THE VILLAGES, FL

This stunning 3-bedroom, 2-bath designer Iris model home in the sought-after Village of Charlotte offers a perfect blend of luxury and convenience. From its gorgeous curb appeal with rock landscaping and painted concrete to the thoughtfully upgraded interior, this home is designed for enhanced comfortable living.

Step inside to discover a mix of luxury vinyl and carpet flooring that adds both elegance and practicality to the space. The expansive kitchen is a chef's dream, featuring a large breakfast bar, upgraded Stainless appliances including a Kitchenaid convection range with steam and a warming drawer that also slow cooks, convection microwave, French door refrigerator, and a dishwasher. The eat-in area is perfect for casual dining, while the glass backsplash, deep sink and recessed lighting add to the kitchen's appeal. The master ensuite is just lovely with crowned tray ceiling, plenty of space, walk-in Roman shower, HIS/HER sinks, walk-in closet, large linen and tons of cabinetry.

The split bedroom floor plan ensures privacy for the 2 extra bedrooms and bath which are situated near the front of the home. The open great room overlooks the quad sliding glass doors that lead to the enclosed, air-conditioned lanai, providing a comfortable space to relax year-round. Just beyond is a patio adorned with tropical landscaping and paver footing. Additional features include



BUILT-IN sliding screen on storm door, crown molding, fresh paint inside and out, and extra insulation throughout, including above lanai. The 2-car plus golf cart garage is equipped with automatic screens, ceiling fan, and pull-down attic stairs with ventilation. The driveway was expanded by 8-feet! The indoor laundry room with extra sink, front-loading washer and dryer, and extra cabinetry make everyday tasks a breeze. Enjoy peace of mind with the whole house surge protector and water softener system. This home is move-in ready, offering an exceptional lifestyle in a vibrant community. Located in a highly desirable area near Captiva Rec Center and so much more! Donâ€™t miss out on this incredible opportunity! NEW Roof 2024.

Built in 2014

Essential Information

MLS® #	G5085785
Price	\$535,500
Sold Price	\$525,000
Sold Date	February 18th, 2025
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,957
Acres	0.13
Year Built	2014
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	3434 Nestlebranch Avenue
Area	The Villages
Subdivision	THE VILLAGES
City	THE VILLAGES

County	Sumter
State	FL
Zip Code	32163-2511

Amenities

Amenities	Clubhouse, Fence Restrictions, Golf Course, Pickleball Court(s), Pool, Recreation Facilities
Parking	Golf Cart Garage
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Crown Molding, Eating Space In Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Solid Wood Cabinets, Split Bedroom, Thermostat, Tray Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer, Water Softener
Heating	Central
Cooling	Central Air

Exterior

Exterior Features	Irrigation System, Lighting
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	August 17th, 2024
Days on Market	394
Zoning	R

Listing Details

Listing Office	RE/MAX PREMIER REALTY
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