

\$295,000 - 4813 Pivanka Avenue, THE VILLAGES

MLS® #G5089420

\$295,000

3 Bedroom, 2.00 Bathroom, 1,440 sqft

Residential on 0.08 Acres

THE VILLAGES, THE VILLAGES, FL

One or more photo(s) has been virtually staged. Ideally located in what has become the vibrant heart of The Villages, this like-new 3-bedroom, 2-bath Emerald Patio Villa offers over 1,400 sq. ft. of stylish living space. The Emerald 3 model is highly sought after for its three-bedroom layout, a rarity among patio villas, which typically feature only two bedrooms. This extra room is perfect for those desiring additional space for an office, craft room, or guest accommodations.

Just five minutes from Brownwood Paddock Square, you are also moments away from Ednas on the Green, a cozy beer and wine bar nestled on a golf green, providing a fun variety of food and live music. Additionally, the home is close to Sawgrass Grove, offering ample dining and entertainment options, and provides easy access to Lake Sumter Landing and the upcoming Eastport Town Square via golf cart.

Literally in the neighborhood, you'll find the Lake Okahumpka Recreation Center, a lakeside retreat featuring a boat launch, boardwalk, fire pit, game room, and art room, all overlooking the serene Lake Okahumpka. Adjacent to the recreation center is the soon-to-open Harry and the Natives restaurant, promising a laid-back atmosphere with great cuisine, cocktails, and fun for Villagers overlooking the amazing Florida scenery.

For outdoor enthusiasts, nearby golf courses, pitch an putt, biking and hiking trails are



numerous. The Villages boasts over 50 golf courses, including both championship and executive courses, catering to all skill levels. Nature lovers can explore various trails such as the Hogeye Preserve Nature Trail, offering scenic pathways for walking and biking. This home features an open floor plan with vaulted ceilings, an inside laundry room (washer & dryer included), and closets in all three bedrooms. The modern kitchen shines with sleek light gray wood cabinetry, ample counter space, and stainless steel appliances, including a gas range, dishwasher, refrigerator, and microwave. Move-in ready and packed with upgrades, schedule your showing today!

BOND MAINTENANCE is \$358.33 / Yr;
BOND PAYMENT is \$1,068.20 YR; FIRE ASSESSMENT is \$320.71 / YR; BOND balance is \$17,243.47; AMENITY FEE is \$199.00 / month.

Built in 2022

Essential Information

MLS® #	G5089420
Price	\$295,000
Sold Price	\$295,000
Sold Date	May 1st, 2025
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,440
Acres	0.08
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Style	Patio
Status	Sold

Community Information

Address	4813 Pivanka Avenue
Area	The Villages
Subdivision	THE VILLAGES
City	THE VILLAGES
County	Sumter
State	FL
Zip Code	32163-0778

Amenities

Parking	Driveway, Garage Door Opener, Golf Cart Garage, Split Garage
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Eating Space In Kitchen, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Smart Home, Solid Wood Cabinets, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Tankless Water Heater, Washer
Heating	Electric
Cooling	Central Air

Exterior

Exterior Features	Irrigation System, Lighting, Rain Gutters, Sliding Doors, Sprinkler Metered
Lot Description	Cul-De-Sac
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	November 15th, 2024
Days on Market	314
Zoning	RES

Listing Details

Listing Office	NEXTHOME SALLY LOVE REAL ESTATE
----------------	---------------------------------

All listing information is deemed reliable but not guaranteed and should be independently verified through personal inspection by appropriate professionals. Listings displayed on this website may be subject to prior sale or removal from sale; availability of any listing should always be independently verified. Listing information is provided for consumer personal, non-commercial use, solely to identify potential properties for potential purchase; all other use is strictly prohibited and may violate relevant federal and state law. Listing data comes from My Florida Regional MLS DBA Stellar

MLS.

Listing information last updated on October 27th, 2025 at 10:11am EDT