

# **\$325,000 - 4060 Lake Marianna Drive, WINTER HAVEN**

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MLS® #G5090456

**\$325,000**

3 Bedroom, 3.00 Bathroom, 2,346 sqft

Residential on 0.38 Acres

MARIANA HEIGHTS, WINTER HAVEN, FL

JUST REDUCED! Seller is Motivated! This property offers a rare opportunity to own a charming, solidly built block home on the picturesque shores of Lake Mariana. Stepping into the sunroom, you'll be greeted by expansive views of the lake and surrounding Florida wildlife, thanks to its full-window enclosure stretching across the width of the home. Situated on just more than a third of an acre, the property features two large storage sheds at the back of the lot, near the boat dock area. Although the boat dock was damaged in a hurricane, the remnants still provide a guide for constructing a new, upgraded dock. The home's inviting screened-in front porch is a perfect spot to relax and welcome guests. From here, you have the option to enter through the main front door or directly into the kitchen, which offers convenient access from the garage for unloading groceries. Built in the 1950s, this home reflects the style and charm of its era, with generously sized family and bedrooms. The kitchen and bathrooms boast ceramic tile, while the family and bedroom areas are carpeted. Knotty pine paneling adds a nostalgic touch, found in both the dining and family rooms, as well as the garage ceiling. A separate two-car garage with openers provides ample space for parking and storage, and the washer and dryer are conveniently located in the kitchen and garage, respectively. With its classic charm, lakefront views, and thoughtful layout, this home is truly



a remarkable find!

Built in 1956

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | G5090456                |
| Price          | \$325,000               |
| Sold Price     | \$315,000               |
| Sold Date      | July 29th, 2025         |
| Bedrooms       | 3                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 3                       |
| Square Footage | 2,346                   |
| Acres          | 0.38                    |
| Year Built     | 1956                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Ranch                   |
| Status         | Sold                    |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 4060 Lake Marianna Drive      |
| Area        | Winter Haven / Florence Villa |
| Subdivision | MARIANA HEIGHTS               |
| City        | WINTER HAVEN                  |
| County      | Polk                          |
| State       | FL                            |
| Zip Code    | 33881-9143                    |

**Amenities**

|               |            |
|---------------|------------|
| # of Garages  | 2          |
| View          | Water      |
| Is Waterfront | Yes        |
| Waterfront    | Lake Front |

**Interior**

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Primary Bedroom Main Floor, Window Treatments |
| Appliances        | Dryer, Range, Refrigerator, Washer                            |

|              |             |
|--------------|-------------|
| Heating      | Central     |
| Cooling      | Central Air |
| # of Stories | 1           |

**Exterior**

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | Irrigation System, Lighting, Private Mailbox, Storage |
| Roof              | Membrane                                              |
| Foundation        | Block, Slab                                           |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | December 18th, 2024 |
| Days on Market | 274                 |
| Zoning         | XX                  |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | FLORIDA REALTY MARKETPLACE |
|----------------|----------------------------|

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Listing information last updated on October 31st, 2025 at 2:24am EDT