

\$399,999 - 856 La Gran Via Lane, APOPKA

MLS® #O6270482

\$399,999

3 Bedroom, 2.00 Bathroom, 2,027 sqft

Residential on 0.18 Acres

MARBELLA RESERVE 67/6 LOT 31,
APOPKA, FL

Nestled in the highly desirable Marbella Reserve community, this move in-ready single-family home combines timeless architectural charm with modern luxury. The home is situated with only one side neighbor. Offering three bedrooms and two baths across a thoughtfully designed split floor plan, this 2,027-square-foot residence is bathed in natural light, thanks to numerous large windows throughout. The stylish arches and high vaulted ceilings create a sense of openness and elegance, perfectly complemented by plantation shutters and recessed LED lighting. The spacious primary bedroom with stylish vinyl flooring features a barn door for added privacy, a spa-like bath with a walk-in shower, an oversized soaking tub, private toilet room and a vanity with a makeup counter. Bedrooms two and three provide memory foam carpets with a conveniently located large guest bath nearby. The kitchen is a chef's dream, boasting granite countertops, abundant wood cabinetry, two closet pantries, double ovens, including convection, a large center island with an additional sink and an eat-in area overlooking the fenced backyard with sliding glass doors, seamlessly connecting to the rear patio making indoor-outdoor living a breeze. The adjacent family room makes for an open living environment perfect for entertainment and family fun. A separate dining room, living room and inside utility room with modern porcelain



tile flooring add to the home’s functionality and charm. Outside, enjoy a fully vinyl-fenced backyard with mature oak trees and an extra-large concrete patio – perfect for entertaining or relaxing. The two-car garage provides ample storage with pull-down attic stairs and a decked attic area. A transferable termite bond provides peace of mind. Recent upgrades include a new shingle roof (2022), gutters with guards, exterior paint (2023), fresh interior paint (2024), a newer A/C unit (2019), new landscaping (2024), doorbell camera (2023), modern washer/dryer (2020) and a programmable irrigation system with new sprinkler heads (2024). Located in a family-friendly community with sidewalks, a 35-minute drive to the airport and easy access to major attractions and highways, this home is the epitome of comfort and convenience. A new Publix will be constructed nearby amongst the already convenient restaurants and stores. This rare Marbella Reserve gem is move in-ready and waiting to welcome you home!

Built in 2007

Essential Information

MLS® #	O6270482
Price	\$399,999
Sold Price	\$405,000
Sold Date	March 14th, 2025
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,027
Acres	0.18
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Style	Florida
Status	Sold

Community Information

Address	856 La Gran Via Lane
Area	Apopka
Subdivision	MARBELLA RESERVE 67/6 LOT 31
City	APOPKA
County	Orange
State	FL
Zip Code	32703

Amenities

Parking	Driveway, Garage Door Opener
# of Garages	2

Interior

Interior Features	Cathedral Ceiling(s), Ceiling Fan(s), High Ceilings, In Wall Pest System, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments
Appliances	Convection Oven, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
Heating	Central, Electric, Heat Pump
Cooling	Central Air

Exterior

Exterior Features	Irrigation System, Rain Gutters, Sidewalk, Sliding Doors
Lot Description	Corner Lot
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	January 11th, 2025
Days on Market	241
Zoning	RSF-1B

Listing Details

Listing Office	PREMIER SOTHEBYS INT'L REALTY
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