

# **\$325,000 - 204 Lake Region Boulevard S, WINTER HAVEN**

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MLS® #O6283767

**\$325,000**

3 Bedroom, 2.00 Bathroom, 1,940 sqft  
Residential on 0.17 Acres

GATES LAKE REGION, WINTER HAVEN, FL

25K Price Drop!!! Welcome to this beautifully updated 3-bedroom, 2-bathroom home with a bonus room in the sought-after Lakes of Gate Region gated community. Nestled among mature landscaping, this home boasts stunning curb appeal, a low HOA, and modern finishes throughout. Step inside to discover a spacious open floor plan filled with natural light and luxury vinyl plank flooring. The gourmet kitchen features granite countertops, a stylish backsplash, brand-new stainless steel appliances, ample cabinet space, and elegant light fixtures. With a separate dining area offers the perfect space for family gatherings. This home also includes a versatile bonus room decorated with wainscoting wood work, perfect for a home office, study, or formal dining room. The large family room seamlessly connects to a recently enclosed lanai, leading to a serene double gated fenced in backyard oasis with a paver patio and lush landscaping and fruits trees yielding Tomatoes, bananas, oranges, lemons and figs—ideal for relaxation or outdoor gatherings. The primary suite is thoughtfully separated from the two guest bedrooms for added privacy. It features a walk-in closet, sliding glass doors to the lanai, and a spa-like en-suite bathroom with dual vanities, granite counter tops, a large soaking tub, and a separate walk-in shower. Additional highlights include a new AC unit equipped with UV light sanitation and a surge protector,



ensuring clean, cool air all summer long. Whole home water filtration and softener, A new garage door opener and brand-new washer and dryer add even more convenience. Located just minutes from Highway 27, this well-maintained community offers meticulously landscaped surroundings and easy access to Orlando, Tampa, shopping, and LEGOLAND. Donâ€™t miss this incredible opportunityâ€”schedule your private tour today and be sure to check out the property video tour in the link attached!

Built in 2001

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | O6283767                |
| Price          | \$325,000               |
| Sold Price     | \$310,000               |
| Sold Date      | July 2nd, 2025          |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,940                   |
| Acres          | 0.17                    |
| Year Built     | 2001                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Sold                    |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 204 Lake Region Boulevard S   |
| Area        | Winter Haven / Florence Villa |
| Subdivision | GATES LAKE REGION             |
| City        | WINTER HAVEN                  |
| County      | Polk                          |
| State       | FL                            |
| Zip Code    | 33881-9566                    |

**Amenities**

|              |       |
|--------------|-------|
| Amenities    | Gated |
| # of Garages | 2     |

### Interior

|                   |                                                                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Eating Space In Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Stone Counters, Thermostat, Tray Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Electric Water Heater, Range, Refrigerator, Washer                                                                                                                           |
| Heating           | Central                                                                                                                                                                                         |
| Cooling           | Central Air                                                                                                                                                                                     |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Irrigation System, Lighting |
| Roof              | Tile                        |
| Foundation        | Slab                        |

### School Information

|            |                     |
|------------|---------------------|
| Elementary | Elbert Elem         |
| Middle     | Denison Middle      |
| High       | Winter Haven Senior |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 200             |
| Zoning         | PD-H            |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER REALTY |
|----------------|------------------------|

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