

\$500,000 - 4489 Barletta Court, WESLEY CHAPEL

MLS® #T3549360

\$500,000

2 Bedroom, 2.00 Bathroom, 1,861 sqft

Residential on 0.13 Acres

ESTANCIA PH 2A, WESLEY CHAPEL, FL

Model Home for CalAtlantic, this custom luxury villa has all the bells and whistles. When we say luxury, picture the high one-of-a-kind tray ceiling, crown molding throughout, a living room wall with wood trim molding, a quartzite detailed wall, window casing and trim, glass inserts in kitchen cabinets to show off your special glassware, detailed workmanship on the soft-close cabinets, molding around the quartz-topped island, shaker-style modern cabinet trim, gas stove with fifth burner and hood: a true gourmet kitchen with microwave / oven combination. Even the laundry room is outstanding, with backsplash, counters, a sink and tons of cabinet storage. All of the custom features are truly stunning!

In the exclusive Santeri Village of Estancia Wiregrass, this Mediterranean style maintenance-lite home presents with lush landscaping, and classic pavers on the extended driveway, full walkways and extended lanai. The home has two bedrooms and a den, along with two full bathrooms, porcelain tile in living area with luxury vinyl flooring in the Owner's suite. Classic plantation shutters really POP the living and bedroom areas.

With the exception of the refrigerator, all appliances were replaced three years ago. The large pantry has solid shelves, no vinyl racks!

The home is bright and beautiful. The double sliders open onto your expansive lanai that overlooks the pond, conservation of tall pine



trees, and you can entertain to your heart's desire with a beautiful patio set, firepit, Weber grill and wall mounted TV. Perfect for year-round sports watching! Better yet, a peaceful haven to start your morning with a cup of coffee, or wind down after a busy day with a glass of wine.

The open concept living area has a Great Room, a large TV, a gorgeous quartzite panel wall with a decorative fireplace that lights up for cozy ambiance. The Dining area can easily accommodate your guests for elegant dinner parties. Four high-boy chairs allow counter eating for casual meals.

The Owner's Sweet Suite is generously sized, has views of the pond, and leads into the ensuite bath with custom tile shower, dual sinks, toilet closet, linen closet, and huge walk-in closet. The second bedroom at the front of the home is bright, has a large double closet and its own private full bath adjacent. The Den has built-in counter-desk, cabinets and drawers for all your home-office needs. Large enough for a Murphy bed or sofa for additional guests.

The Estancia and Santeri Homeowners Association fees cover the primary landscaping, irrigation, grounds upkeep, exterior painting, roof replacement, gated entry, along with full use of all the Community amenities: Clubhouse with Fitness Center and two enormous pools, playgrounds, parks, dog parks, pickleball, tennis, basketball and walking trails. This Santeri Village has its own private pool and spa for exclusive use of the villas inside this gated neighborhood.

This beautifully decorated home can be sold furnished! Whether you are a "snowbird", travel a lot, or you are looking for a second home in the ever warm and sunny Florida, this could be the perfect home for you!

Built in 2016

Essential Information

MLS® #	T3549360
Price	\$500,000
Sold Price	\$478,000
Sold Date	December 17th, 2024
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,861
Acres	0.13
Year Built	2016
Type	Residential
Sub-Type	Villa
Style	Mediterranean
Status	Sold

Community Information

Address	4489 Barletta Court
Area	Zephyrhills/Wesley Chapel
Subdivision	ESTANCIA PH 2A
City	WESLEY CHAPEL
County	Pasco
State	FL
Zip Code	33543-2701

Amenities

# of Garages	2
View	Water

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Crown Molding, Eating Space In Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Tray Ceiling(s), Walk-In Closet(s), Window Treatments
Appliances	Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Refrigerator, Washer, Water Purifier, Water Softener, Wine Refrigerator
Heating	Central, Electric
Cooling	Central Air

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Exterior

Exterior Features Irrigation System, Lighting, Outdoor Grill, Private Mailbox, Sliding Doors
Roof Shingle
Foundation Block

School Information

Elementary Wiregrass Elementary
Middle John Long Middle-PO
High Wiregrass Ranch High-PO

Additional Information

Date Listed August 22nd, 2024
Days on Market 399
Zoning MPUD

Listing Details

Listing Office KELLER WILLIAMS TAMPA PROP.

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