



Regal Real Estate Professionals
7726 W. Sandlake Rd, Orlando Florida,
32819

+1 407-749-0700
info@regalrealtorlando.com

1328 ANDALUCIA WAY (MLS#:C7420368)

PRICE: \$535,000

Address#: 1328 ANDALUCIA WAY

Zip Code: 34105

Style: Single Family Residence

Bedrooms: 3

Living Area: 2088.00

Year Built: 2016

Acreage(acs): 0.13

Waterfront: No

Subdivision: ANDALUCIA

City: Naples

Type: Residential

Status: Active

Bathrooms: 3

Lot: 5663

County: Collier

PROPERTY DESCRIPTION

Beautiful furnished home in the desirable Gated Andalucia Community. Built in 2016 the home is still under the 10yr new construction warranty. As you enter the home through the hallway you are greeted with the large open great room and kitchen. Programmable powered sunshades are installed for your convenience on the large sliders to the patio overlooking the stunning lake view. Granite countertops and stainless steel appliances accentuate the kitchen's pearl colored wood cupboards. The 3 bedrooms are strategically located to give maximum privacy. The large master bedroom is complete with double walk-in closets and separate entrance to the patio. The adjoining master bathroom has a tub for relaxing and separate large shower. The first guest bedroom is complete with its own private bathroom, great for guests and family members. Should you require a fourth bedroom the existing den can easily be converted. Hunter-Douglas wood plantation shutters are installed on all windows and tray ceilings add an air of elegance. In the double car garage you will find a power source for your EV, just plug your charger in. The backyard is amply sized and ready for you to install a pool if you wish. Or you can just walk 2-3 minutes to the community clubhouse to enjoy the pool and exercise room. The HOA has just added free Century Link 5G WiFi to each home. The home is situated within a few minutes driving to I75. A short distance to local schools, ASC Tennis Academy, shopping and the beaches that make SW Florida famous.

ADDITIONAL FEATURES

Exterior Construction:	block, stucco
Roof:	Tile
Community Features:	clubhouse, gated, recreation facilities, vehicle restrictions
Interior Features:	ceiling fans(s), crown molding, high ceiling(s), open floorplan, solid surface counters, solid wood cabinets, split bedroom, stone counters, thermostat, tray ceiling(s), window treatments
Heating and Fuel:	central, electric
Utilities:	cable connected, sewer connected
Garage/Carport:	1
Water Frontage:	N
Pets Allowed:	Number Limit
Garage Features:	electric vehicle charging station(s), garage door opener
Total Acreage:	Up to 10,889 Sq. Ft.
Foundation:	Slab
Porches:	covered, patio
Zoning:	PUD
Air Conditioning:	central air



CHRISTIE'S
INTERNATIONAL REAL ESTATE



Regal Real Estate Professionals
7726 W. Sandlake Rd, Orlando Florida,
32819



+1 407-749-0700



info@regalrealtyorlando.com

Floor Covering: carpet, engineered hardwood, tile

ROOMS

Additional Rooms: Den/Library/Office, Great Room, Inside Utility

IMAGES

