

\$3,199,000 - 8541 Pavia Way, LAKEWOOD RANCH

MLS® #A4618158

\$3,199,000

3 Bedroom, 5.00 Bathroom, 3,838 sqft

Residential on 0.47 Acres

LAKE CLUB PH IV SUBPH C-1 AKA GENOA,
LAKEWOOD RANCH, FL

Step into a realm of elegance and comfort at 8541 Pavia Way, nestled in the Genoa section of The Lake Club. As you approach this magnificent home, you're greeted by a seamless blend of luxury and functionality. Engineered hardwood floors guide you through the expansive living spaces. The great room, with its inviting ambiance and impact glass windows, is filled with natural light, creating an atmosphere of warmth and tranquility. The wall of pocketing sliders creates an open indoor-outdoor living space. The kitchen boasts pristine white quartz countertops, a large floating island, and top-of-the-line KitchenAid appliances. The stainless steel five-burner cooktop and exhaust hood are complemented by a sleek subway tile backsplash, perfect for culinary enthusiasts. Adjacent to the kitchen, the breakfast area features a picturesque window that frames breathtaking water views, making every morning meal a serene experience. The formal dining room invites you to host unforgettable dinner parties under sophisticated ceiling treatments. Step into the study, where French doors provide a quiet retreat and offers versatility, serving as an additional living area or a private office. The bonus room comes equipped with a wet bar, sink, and refrigerator, ready for game nights or cozy gatherings. This room also has the potential to be transformed into a fourth bedroom, accommodating growing families or



visiting guests. The primary suite is a sanctuary of luxury, featuring tray ceilings, ample walk-in closet space, tons of natural light and direct access to the lanai. The primary bath is an epitome of spa-like elegance, with a soaking tub, walk-in shower, dual vanities, a makeup vanity, and a private water closet. There are also two well-appointed guest suites complete with en-suite full baths. Outside, the paver lanai beckons you to unwind and enjoy the Southwest exposure and serene water views. The panoramic lanai screen ensures unobstructed views while motorized storm screens will soon be added in the lanai for enhanced protection and privacy. Dive into the saltwater pool, relax in the spa, or enjoy the soothing sounds of the spillover fountains. The lanai is plumbed for an outdoor kitchen, offering the potential for future enhancements. Additional features include a half bath that works as a pool bath, a three-car garage with a mini-split system, a new whole-home Generac generator, and plantation shutters adorning many rooms, adding a touch of classic charm. This home offers the perfect blend of luxury and functionality, creating an exceptional living experience. The Lake Club provides an array of amenities and a sense of community that enhances the experience of living in this exceptional residence. Residents can utilize the grand clubhouse with a restaurant and bar, two resort-style pools, a fitness center, a massage and skincare room, a gaming and lifestyle center, and various sports facilities. This location is surrounded by top-rated schools and is a short distance away from dining, entertainment, and shopping, including the popular UTC Mall, Lakewood Ranch Main Street, Waterside Place, and more.

Built in 2024

Essential Information

MLS® #	A4618158
Price	\$3,199,000
Bedrooms	3
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,838
Acres	0.47
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Style	Custom
Status	Sold
Property Taxes	24,645.00
Minimum Lease	1-2 Years

Community Information

Address	8541 Pavia Way
Area	Bradenton/Lakewood Ranch/Lakewood Rch
Subdivision	LAKE CLUB PH IV SUBPH C-1 AKA GENOA
City	LAKEWOOD RANCH
County	Manatee
State	FL
Zip Code	34202-2196

Amenities

Parking	Driveway, Garage Door Opener, Garage Faces Side
# of Garages	3
View	Water
Has Pool	Yes

Interior

Interior Features	Ceiling Fan(s), Crown Molding, Eating Space In Kitchen, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Thermostat, Tray Ceiling(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range Hood, Refrigerator, Washer
Heating	Central, Natural Gas, Heat Pump

Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Outside
# of Stories	1

Exterior

Exterior Features	Hurricane Shutters, Irrigation System, Sidewalk, Sliding Doors
Lot Description	Landscaped, Level, Sidewalk
Roof	Tile
Foundation	Slab

School Information

Elementary	Robert E Willis Elementary
Middle	Nolan Middle
High	Lakewood Ranch High

Additional Information

Date Listed	July 25th, 2024
Days on Market	396
Zoning	PD-MU

Listing Details

Listing Office	PREMIER SOTHEBYS INTL REALTY
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