

\$3,690,000 - 8540 Pavia Way, LAKEWOOD RANCH

MLS® #A4630584

\$3,690,000

4 Bedroom, 5.00 Bathroom, 4,000 sqft

Residential on 0.43 Acres

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

Welcome to 8540 Pavia Way in the Lake Club of Lakewood Ranch. This home is being offered furnished. This Gardenia II floor plan. 4,000 square feet of living space, offering four bedrooms and 4.5 baths. As you enter through the grand foyer, a soaring ceiling and the custom glass front door and transom window set the tone. Del Ray Alaska matte porcelain flooring leads through the main living areas. The great room impresses with a voluminous designer ceiling and chandelier, custom niches and pocketing sliders with designer draperies. The kitchen features a large floating island with quartz countertops and seating, a spacious walk-in pantry with wood shelving, and JennAir stainless-steel appliances, including a gas cooktop, vent hood, and built-in oven and microwave. A subway tile backsplash with custom cabinetry and under-cabinet lighting complements the quartz countertops. The formal dining area features a dry bar with a wine cooler, custom cabinetry and a quartz countertop. The main living spaces seamlessly connect indoor and outdoor living. The travertine lanai is an oasis with a no-see-um panoramic screen showcasing a serene lake view framed by lush landscaping and accent lighting. The outdoor kitchen is designed for gatherings, featuring bar-height seating, a grill, a vent hood, cabinetry with a tile backsplash, granite countertops, a beverage cooler and a prep sink, enhanced by a tile fireplace, with a



mantle and wide-format shiplap. The lanai also has remote-controlled Storm Smart screens for peace of mind. The heated saltwater pool and spa with autofill and overflow drain complete the lanai. The primary suite is a grand sanctuary with an alcove entry and double doors. This serene retreat boasts a custom tray ceiling and a designer chandelier, a seating area, and glass French doors with glass panel sides and custom draperies that lead to the lanai. The spa-like primary bath features a soaking tub, a large walk-in shower, dual vanities with quartz countertops, and a water closet with a Toto toilet. Two walk-in closets with custom built-ins provide ample storage. The den, with French glass doors and a picture window, provides an ideal workspace. The bonus room is complete with a designer tray ceiling, sliders and versatile potential as a gym, game room or media room. Three well-appointed guest suites feature custom-designed tile in the showers and beautiful vanities with stone countertops, and each has a walk-in closet. One of the guest en-suite baths also doubles as a pool bath. Additional highlights include a half bath with a custom vanity that has a tick-edge stone countertop, a spacious laundry room with quartz countertops with folding space, subway tile backsplash, a sink, a window and abundant cabinetry, and a three-car garage featuring an epoxy floor. This home showcases premium upgrades, including hurricane-rated windows and doors, a whole-house generator, a water filtration system, a reverse osmosis kitchen sink filter, a whole-home scent system, tinted front windows, a Sonos sound system and a professionally sealed oversized driveway. The Lake Club has a wealth of amenities, including two resort-style heated pools, a clubhouse with fine dining and bar area, a fitness center, spa, tennis courts, pickleball, a playground, dog park, and a full-time concierge and activities

director. Additionally, residents are near The Mall at University Town Center, Lakewood Ranch Main Street, Waterside Place and numerous dining options.

Built in 2023

Essential Information

MLS® #	A4630584
Price	\$3,690,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,000
Acres	0.43
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Sold
Property Taxes	26,095.00
Minimum Lease	1-2 Years

Community Information

Address	8540 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	34202-2162

Amenities

# of Garages	3
View	Water
Has Pool	Yes

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Crown Molding, Eating Space In Kitchen, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Thermostat, Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range Hood, Refrigerator, Washer
Heating	Natural Gas, Heat Pump
Cooling	Central Air
Fireplace	Yes
Fireplaces	Electric, Outside
# of Stories	1

Exterior

Exterior Features	Lighting, Outdoor Kitchen, Sidewalk, Sliding Doors
Lot Description	Landscaped, Sidewalk
Roof	Tile
Foundation	Slab

School Information

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

Additional Information

Date Listed	November 29th, 2024
Days on Market	295
Zoning	PD-MU

Listing Details

Listing Office	PREMIER SOTHEBYS INTL REALTY
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