

$424,000

SINGLE FAMILY RESIDENCE

15136 Yellow Wood DR

15136 Yellow Wood Drive, Alva, Florida, 33920, United States

FGCMLS

Property Details

Type	**Single Family Residence**
MLS #	**2026038848**
Bedrooms	**3**
Building size	**2492 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**1**
Exterior	**Block**
Interior	**Carpet**

Description

Welcome to relaxed Florida living in the fabulous 55+ gated community of Cascades at River Hall! This beautifully maintained 3 bed + den home offers the perfect combination of comfort, privacy, thoughtful upgrades, and resort-style living. Step inside to an inviting open floor plan featuring luxury vinyl flooring throughout the main living areas and newer carpet in all bedrooms. The spacious kitchen features granite countertops and plenty of storage, while custom shelving in the pantry, laundry room, and primary closets provides exceptional organization throughout the home. One of the highlights of this property is the extended 18-foot screened lanai overlooking a peaceful preserve with no homes directly behind you. Whether enjoying your morning coffee, relaxing in the afternoon, or entertaining friends, this private outdoor space is designed for year-round enjoyment. Upgraded no-see-um screening and mature privacy landscaping make it even more comfortable. A screened front entry allows for wonderful cross breezes on beautiful Florida days. The home has been meticulously cared for and includes numerous recent improvements, mounted TV in living room, including a NEW hot water heater (2025), NEW whole-house water softener system (2025), gutters around the entire home, and an expanded driveway with additional room for larger vehicles. Ceiling fans are located throughout the home and on the lanai, and the washer and dryer are included. Cascades at River Hall offers an exceptional active 55+ lifestyle with a resort-style pool, fitness center, clubhouse, pickleball,

walking paths, year-round social activities, and nearby golf. Best of all, the LOW HOA fee of just $359 per month covers all of these wonderful community amenities, lawn care and maintenance including irrigation, and the gated entrance. Located in peaceful Alva while still providing convenient access to I-75, shopping, dining, and everything Southwest Florida has to offer, Cascades provides a welcome escape from the busier areas of SWFL. Beautifully maintained, privately situated, and filled with thoughtful upgrades—this home is ready for its next owner to start enjoying the Southwest Florida lifestyle!
