
$437,400
SINGLE FAMILY RESIDENCE
5245 Marano DR
5245 Marano Drive, Ave Maria, Florida, 34142, United States
SWFLAMLS

Property Details

Type	**Single Family Residence**
MLS #	**226028787**
Bedrooms	**3**
Building size	**2321 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2.5**
Floor	**1**
Exterior	**Block**
Interior	**Tile**

Description

One or more photo(s) has been virtually staged, AI generated or rendered. One or more photos have been virtually staged, AI-generated, or rendered. One or more photos have been virtually staged, AI-generated, or rendered. Welcome to 5245 Marano Drive in Ave Maria, FL, a beautifully upgraded 2023 Birch Model located in the desirable Maple Ridge community. This move-in-ready 3-bedroom, 2½-bath home offers the benefits of newer construction without the wait and features more than $25,000 in upgrades, plus an additional $10,410 screened lanai investment. The home features tile flooring throughout with no carpet, impact windows, upgraded 8-foot interior doors, grooved-panel insulated doors, upgraded fixtures, and a bright, open layout ideal for everyday living and entertaining. The kitchen includes upgraded square-edge countertops, a 24-inch-deep cabinet and tall refrigerator enclosure panel, generous cabinetry, and modern finishes. Bathrooms feature raised-height cabinets and a frameless clear-glass shower enclosure with chrome trim. The garage offers 7-foot insulated garage doors, an additional garage door opener with battery backup, and an upgraded wireless exterior keypad. Enjoy Florida living from the oversized 15'2" x 15'2" screened lanai, perfect for relaxing or entertaining, plus a spacious backyard with room to enjoy. Residents of Maple Ridge enjoy resort-style amenities including a zero-entry pool, fitness center, sauna, pickleball courts, outdoor exercise areas, community rooms, dog park, and playground, along with the many activities,

shopping, dining, and community events Ave Maria has to offer. Some of the local Ave Maria amenities include: South and North Parks, an additional pool option at the community water park (FOR A FEE), some Ave Maria University events open to the public, local dining & shopping, weekly farmers market in season (Nov thru April), plus so much more. Ave Maria is a short drive from many other SW FL area amenities, including community events, local beaches, nature trails and preserves, parks, Corkscrew Swamp Sanctuary, and so much more. Come enjoy the Florida lifestyle on your next extended vacation in Ave Maria, the fastest-growing community in Southwest Florida!
