
$529,900
CONDOMINIUM
3141 Aviamar CIR 103
3141 Aviamar Circle, Naples, Florida, 34114, United States
SWFLAMLS

Property Details

Type	**Condominium**
MLS #	**226020100**
Bedrooms	**3**
Building size	**2859 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**3**
Floor	**1**
Exterior	**Block**
Interior	**Tile**

Description

New no-see-um screens and new impact glass. Enjoy sweeping lake views and abundant natural light from this beautifully maintained furnished ground-floor residence in the desirable Marengo village of Fiddler’s Creek, ideally positioned with desired southern exposure. Offering peace of mind and exceptional value, the home has been enhanced with new impact doors and windows installed in 2026, along with a new tile roof completed in 2024. This immaculate three-bedroom, three-bath residence with an attached garage showcases a spacious and thoughtfully designed layout ideal for everyday living and entertaining. Beautiful tile flooring flows throughout the main living areas, creating a seamless and refined feel. The white eat-in kitchen is functional and inviting, featuring white cabinetry, a French door refrigerator, gas stove and a casual dining area ideal for enjoying morning coffee with tranquil lake views. Designed to maximize space and comfort, the home offers separate living and family rooms, each filled with natural light and positioned to capture the stunning southern-facing waterfront setting. The dedicated dining area feels elegant and intimate, highlighted by hanging pendant lighting and seating for eight, making it ideal for hosting family and guests. Sliding glass doors open to the expansive screened lanai, where multiple seating areas provide the ideal setting to relax, entertain, or enjoy the peaceful lakefront backdrop and sunny southern exposure year-round. The spacious primary suite serves as a private retreat with direct lanai access,

dual walk-in closets and serene lake views. The luxurious primary bath features dual sinks, a large soaking tub, and a walk-in shower designed for comfort and relaxation. Both guest bedrooms are generously sized and feature their en-suite baths, providing privacy and comfort for visitors. Additional highlights include a well-equipped laundry room with upper cabinetry and utility sink, along with an attached garage for added convenience. Residents of Fiddler’s Creek enjoy an award-winning gated lifestyle centered around the impressive 54,000-square-foot clubhouse featuring resort-style pools with waterfalls and slides, fine and casual dining, a state-of-the-art fitness center with classes and trainers, spa services, sauna and steam rooms, tennis, bocce and 10 pickleball courts. Optional golf, beach and marina memberships are available, along with access to two championship golf courses within the community. Ideally near the boutiques, dining and beaches of Marco Island and Old Naples, this exceptional residence offers the best of Southwest Florida living.
