
$1,065,000
SINGLE FAMILY RESIDENCE
3001 Aviamar CIR
3001 Aviamar Circle, Naples, Florida, 34114, United States
SWFLAMLS

Property Details

Type	**Single Family Residence**
MLS #	**226010719**
Bedrooms	**4**
Building size	**2995 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**3**
Floor	**1**
Exterior	**Block**
Interior	**Tile**

Description

Positioned to capture desired southern exposure and sweeping long lake views, this beautifully appointed residence in the Millbrook village of the award-winning community of Fiddler’s Creek offers an exceptional blend of natural light, privacy and resort-style living. With the CDD bond paid in full, this residence offers an additional financial benefit. Sunlight fills the home throughout the day while the pool and lanai enjoy all-day sun, an ideal setting for relaxed Southwest Florida outdoor living without harsh late-afternoon heat. Offered furnished and impeccably maintained, this four-bedroom, three-bath residence with a two-car garage is ready for immediate enjoyment. Designed for comfort and entertaining, the home showcases soaring ceilings, refined architectural details, and seamless indoor-outdoor living. Expansive sliding glass doors frame tranquil lake views and open to the spectacular screened lanai, where a gas-heated saltwater pool and spa with spillover overlook the water and are surrounded by a paver pool deck. The covered lanai offers shaded comfort with recessed lighting and a ceiling fan, while the outdoor kitchen is fully equipped for entertaining with granite countertops, stacked stone backsplash, GE Monogram two-burner gas grill with rotisserie, under-counter refrigerator and exhaust hood. Inside, elegant finishes include 19-inch diagonal porcelain tile flooring, 12-foot ceilings, tray ceilings, crown molding and 8-foot interior doors. The open living room features recessed LED lighting, a ceiling fan, and a custom built-in entertainment

center with illuminated cabinetry and shelving, while the adjacent dining area is accented by decorative wood trim and a mirrored wall. The well-designed kitchen serves as heart of the home with a large center island, granite countertops, tile backsplash, under-cabinet lighting and a walk-in pantry with wood shelving. Premium appliances include a GE Profile French-door refrigerator, convection wall oven, in-wall microwave, five-burner gas cooktop and stainless steel dishwasher. The spacious primary suite offers private lanai access through sliding glass doors with an electric shade, along with two closets, including a walk-in with wood shelving, and an en-suite bath featuring dual granite vanities with makeup counter, soaking tub and separate walk-in shower. Three guest bedrooms provide comfortable accommodations, including two connected by a Jack-and-Jill bath and a third with its own en-suite bath with frameless glass shower. Additional highlights include impact-resistant windows and doors, tile roof, paver driveway, lush tropical landscaping, security system, laundry room with cabinetry and utility sink, and a garage with painted floor and overhead storage. Fiddler’s Creek offers resort-style pools, Gator Grille dining, fitness, spa services, tennis, pickleball and social activities, with optional golf, marina and private beach club memberships.
