



BUNGALOW VILLA

VLS® 249664

4173 SILVANA WAY
WINSLOW-C | 3/2

\$575,000



THE VILLAGE OF DELUNA

Key Features

- Nature Preserve View
- Room for a Huge Pool
- Tile Throughout- No Carpet
- Stacking Glass Slider Doors
- Fenced Spacious Corner Homesite



Luxury finishes, exceptional privacy, and seamless indoor-outdoor living come together in this beautifully appointed home featuring tile flooring throughout, sleek quartz countertops, a stylish tile backsplash, premium stainless-steel appliances, expansive stacking sliding glass doors, and an oversized epoxy-finished two-car plus Golf Car garage. The open-concept design flows effortlessly to a fully fenced backyard, creating the perfect space to add the resort-style pool you've always envisioned. Situated on an oversized corner homesite backing to a peaceful nature preserve, you'll enjoy tranquil views and the privacy of a quiet, established neighborhood. Every detail has been thoughtfully selected to create a home that is as functional as it is beautiful, and the washer and dryer convey, making this move-in-ready retreat the perfect place to embrace the Florida lifestyle.



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- BUNGALOW VILLA

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**Legal Description**

Lot 1 Villages of Southern Oaks Unit 137, according to the plat thereof, recorded in Plat Book 20, pages 18, and 18A through 18F, Public Records of Sumter County, Florida.

Personal Property Being Sold "As Is"

Washer & Dryer

Driving Directions

From Brownwood Paddock Square Head toward Meggison Road Turn right onto Meggison Road Turn right onto FL-44 W Use the left 2 lanes to turn left onto US-301 S/S Main Street Turn left onto Marsh Bend Trail Turn left onto Esbenshade Way Slight left onto Silvana Way.

Listing Representative

Tabitha Crenshaw, Brooke Crenshaw

Home Features

1969 Sq. Ft. • Year Built: 2022 • Sumter County • Bond Payoff: \$27,599 • Status: Active -

Homesite

- Backs to Fence
- Corner Site
- Oversized Homesite
- Oversized Homesite, room for pool
- Preserve Site
- View Site

Exterior Construction

- Concrete Block/Cement Finish

Exterior Features

- Gutter/Downspout at Entry
- Irrigation System
- Landscaping - Mature
- Patio
- Vinyl Fence Back Yard

Air Conditioning

- Central Air Conditioning

Windows

- Stacking Sliding Glass Door(s)

Garage

- Attic Access w/Attic Trusses
- Garage Door Opener w/Transmitter(s)
- Golf Car Garage
- 2 Car, plus Golf Car Garage

Utilities

- Gas Utilities

Additional Rooms

- Laundry Room
- Residential Lanai

Interior Layout

- Kitchen Island
- Open Floor Plan
- Open Kitchen

Primary Bath Features

- Walk In Shower - Primary Bath

Guest Bath Features

- Linen Closet - Guest Bath
- Tub/Shower Combination - Guest Bath

Cabinetry

- Maple Cabinetry

Interior Color Scheme

- Neutral Interior Colors

Counters/Backsplash

- Quartz Countertops
- Tile Backsplash

Appliances

- Dishwasher
- Dryer - Gas
- Garbage Disposal
- Laundry Hookup - Interior
- Laundry Hookup - Utility Room
- Microwave/Spacesaver - Built in
- Range - Gas
- Refrigerator w/Ice Maker
- Tankless Water Heater
- Washer
- Washer and Dryer Included

Floor Coverings

- Ceramic Tile Flooring
- Floor Tile - Throughout Home
- No Carpet in Home

Other

- Blinds
- Ceiling Fan(s)
- Hand Trowelled Ceiling/Walls
- Smart Home Ready
- Smoke Alarms
- Vol/Vaulted Ceiling (Main Liv)
- Vol/Vaulted Ceiling - Additional Rooms
- Walk-in Closet(s)

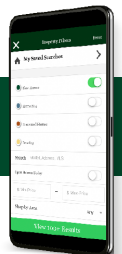


Square Footage Obtained from County Property Appraiser.

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