

\$729,900

SINGLE FAMILY RESIDENCE

4822 Frattina ST

4822 4822 Frattina Street Street, Ave Maria, Florida, 34142, United States

Property Details

Type	Single Family Residence
MLS #	226018764
Bedrooms	4
Building size	3736 sq. ft.
Air conditioning	Yes
Heating	Central
Bathrooms	3.5
Floor	1
Exterior	Block
Interior	Tile

Description

One or more photo(s) has been virtually staged, AI generated or rendered. Experience luxury and premium lot waterfront living in one of the most impressive single-story homes in Maple Ridge! Built in 2022, this stunning and rare Gulf model offers over 3,100 square feet of beautifully designed living space on an oversized 1/3rd acre lakefront lot (one of the largest in all of Ave Maria), complete with more than \$150,000 in custom upgrades throughout. Music room can be changed into 5th bedroom or homeschool room. Other common options include the ability to create an in-law apartment or "casita" utilizing the music room and 3rd garage bay. From the moment you arrive, this home makes a statement with its elegant curb appeal and sophisticated exterior finishes with a stacked stone elevation, bougainvillea plants and a fully fenced yard. On the interior you'll find 4 spacious bedrooms plus a private office/den with French doors and custom built-in cabinetry, along with 3.5 beautifully appointed bathrooms. Gorgeous upgraded porcelain flooring (\$30,000 upgrade) flows throughout the home, leading you into an expansive open-concept great room featuring a custom stacked stone entertainment wall with fireplace insert— the perfect gathering space for relaxing or entertaining. The chef's kitchen is truly the heart of the home, showcasing floor-to-ceiling upgraded high gloss/soft close cabinetry, quartz countertops, a massive center island, double wall oven and microwave combo, electric cooktop, and an exceptional layout designed for both everyday living and hosting guests.

Retreat to the luxurious primary suite featuring two custom walk-in closets with built-ins and a spa-inspired bathroom with floor-to-ceiling tile work and upscale finishes that create a true retreat-like feel. Even the garages are upgraded to a high gloss epoxy flooring and custom shelving. Step outside to your own private backyard oasis. The extended screened lanai with a high-end outdoor kitchen overlooks one of the largest lakes in Ave Maria, creating the perfect setting for outdoor dining, entertaining, or simply unwinding while taking in the peaceful water views. The lanai is oversized and features a custom, electrically operated shade with party lights. The fully fenced backyard offers plenty of room for pets and family to run and play in the Florida sun. Additional highlights include impact windows throughout the entire home and high ceiling heights. This includes access to Maple Ridge's outstanding community amenities, including a resort-style pool, Pickleball, bike and jogging paths, dog parks, nearby shopping and dining, golf, and more. **LOWEST HOA DUES IN ALL OF AVE MARIA. ONLY \$95/MONTH!** Includes clubhouse loaded with amenities. One or more photo(s) has been virtually staged, AI generated or rendered.

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