

# \$535,000 - 24728 Calusa Boulevard, EUSTIS

MLS® #O6274881

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## \$535,000

4 Bedroom, 3.00 Bathroom, 2,618 sqft  
Residential on 0 Acres

VILLAGE AT BLACK BEAR SUB, EUSTIS, FL

SEVERAL PHOTOS VIRSTUALLY STAGED to show the possibilities! Lovely 4 bedroom, 3 full bath home nestled in the beautiful golf community of Village At Black Bear, which wraps around popular Black Bear Golf Course (public course). A measure of privacy is afforded with this home as it occupies an end lot with views of the 11th hole, par 3 green and conservation! From the moment you enter, you are greeted with the open and warm living space with views from pocket slider to pool, waterfall, spa and conservation. Open floorplan flows effortlessly affording easy entertaining and family living. 3-way split is easy & private with interior boasting an abundance of natural light, high ceilings & Plantation Shutters (except for sliding doors). Primary Suite is generous size with slider opening to pool deck area! Spacious en suite is full of natural light and generous amount of closet space! Large Kitchen with eat-ing area opens to family room, which is quite the space! Breakfast bar can easily accommodate 6! 3-door pocket slider in Family room can open to allow flow of traffic while entertaining or just to enjoy the perfect day! Kitchen boasts an abundance of cabinetry including 42" upper wood cabinetry, pull out drawers in many of the lower cabinets, stainless appliances and large working island! Secondary bedrooms are ample in size with high ceilings and natural light! Full pool bath offers convenience from pool, spa and backyard! Home has benefitted by NEW POOL PUMP/HEATER (heated by



propane tank) 2021, NEW HVAC 2023 and NEW ROOF 2024 and NEW EXTERIOR & INTERIOR PAINT 2024. Although you feel you are out in the country, you are close to so much! Within 5-20 minutes, you have grocery, shopping, entertainment, restaurants, hospital, Historic cities of Eustis, Mount Dora & Tavares. Within 30-1hr distance is Historic Sanford, Sanford-Orlando airport, Orlando International airport, Disney, theme parks & beaches. Toll expressway 429 is minutes away as is CR 44 and Hwy 441 which will convey you to all major hwys. Black Bear Golf Club not only offers a challenging golf game, but also a popular restaurant and membership opportunities for all ages! Don't let this opportunity to make this home yours pass you by!

Built in 2004

**Essential Information**

MLS® #	O6274881
Price	\$535,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,618
Acres	0.33
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Status	Active

**Community Information**

Address	24728 Calusa Boulevard
Area	Eustis
Subdivision	VILLAGE AT BLACK BEAR SUB
City	EUSTIS
County	Lake
State	FL

Zip Code	32736
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## Amenities

Amenities	Park, Pickleball Court(s), Playground, Tennis Court(s)
Parking	Driveway, Garage Door Opener
# of Garages	3
View	Golf Course, Trees/Woods
Has Pool	Yes

## Interior

Interior Features	Ceiling Fans(s), Coffered Ceiling(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air

## Exterior

Exterior Features	Lighting, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors
Lot Description	Conservation Area, In County, On Golf Course, Sidewalk, Paved
Roof	Shingle
Foundation	Slab

## School Information

Elementary	Seminole Springs. Elem
Middle	Eustis Middle
High	Eustis High School

## Additional Information

Days on Market	125
Zoning	PUD

Listing Information Courtesy of Charles Rutenberg Realty Orlando

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