

4179 ABERDEEN LANE

4179 ABERDEEN LN, LAKE WALES, FL 33859

\$379,900

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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33859

Welcome Home, to your very own private oasis overlooking a tropical conservation! Tucked away on a peaceful cul-de-sac, this beautifully designed split-bedroom TAHITI model offers privacy, comfort, and serene natural surroundings as it backs to a tranquil conservation area. From the moment you arrive, the screened front entry welcomes you into a light-filled foyer highlighted by sidelights and a transom window, creating a warm and inviting first impression. The heart of the home features a spacious living room paired with a flexible dining area, perfect for entertaining or everyday living.

Garage Count: 2 Car Garage,
Sewer: Public,
Cooling: Central A/C,
Water: City Water

\$379,900



The kitchen is both functional and charming, showcasing oak cabinetry, pull-out shelving, Corian countertops, a convenient snack bar, closet pantry, and a solar tube that fills the space with natural light. The adjacent dinette, set within a bay window, offers peaceful views of the lush backyard and conservation beyond, making every morning feel like a retreat. The primary suite is thoughtfully positioned for privacy and offers a generously sized bedroom, dual walk-in closets, additional linen storage, and an ensuite bath complete with dual vanities, a garden tub, separate tiled shower with glass enclosure, and a private water closet. On the opposite side of the home, two guest bedrooms and a full bath provide comfortable accommodations for family or visitors. And then, there's the lanai... Stretching an impressive 14x44, this expansive covered and screened outdoor living space is truly the highlight of the home. Whether you're enjoying morning coffee, hosting gatherings, or simply unwinding in the evenings, you'll love the peaceful setting overlooking a beautifully manicured backyard with no rear neighbors, just nature and privacy. This is Florida living at its finest.



Additional features include: New AC (2019) Roof replaced June 2020 Inside laundry with cabinetry (washer & dryer included) Oversized 2-car garage with golf cart space + motorized screen Generator hookup Second water meter for irrigation (cost savings!) Located in Lake Ashton, an exclusive and highly sought-after 55+ community, residents enjoy an incredible resort-style lifestyle featuring an activities office, two swimming pools (indoor & outdoor), two 18-hole golf courses with pro shop, and the popular Eagles Nest (19th Hole) offering bar and pub-style dining. Additional amenities include tennis and pickleball courts, bocce, shuffleboard, a movie theater, and two clubhouses-all connected by convenient golf-cart access throughout the community. CDD BOND DEBT FULLY PAID-enjoy significant savings from day one! Call today to schedule your private showing and experience this exceptional home and lifestyle for yourself!



