

**17109 SWEETWATER VILLAGE
DRIVE**

17109 SWEETWATER VILLAGE DR, LAKEWOOD RANCH,
FL 34211-5572

\$990,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Under contract-accepting backup offers. Why wait to build when this 2023 M/I Juniper model is already fully upgraded, perfectly positioned, and move-in ready? Set on one of the larger homesites in Sweetwater with peaceful pond views, this 5-bedroom, 4-bath home offers over 3,700 square feet of thoughtfully designed living space with the upgrades, flexibility, and outdoor living today's buyers are searching for. From the moment you arrive, the expanded paver driveway, extended-depth 3-car garage (with golf cart space), and screened front entry set the tone.

Sewer: Public,
Garage Count: 3 Car Garage,
Cooling: Central A/C,
Water: City Water,
Special Program: Global Luxury

\$990,000



Inside, the open-concept layout features soaring ceilings, upgraded tile flooring, crown molding, enhanced lighting, and a clean, cohesive design throughout. The kitchen is designed for both everyday living and entertaining, featuring upgraded cabinetry, premium countertops, stainless steel appliances, designer lighting, and an oversized island. A built-in drop zone adds practical organization just off the main living area. The main-level primary suite offers a spacious retreat with tray ceiling, walk-in closet, and an upgraded bathroom with frameless glass shower and handheld fixture. A secondary bedroom and full bath on the first floor provide ideal flexibility for guests or multi-generational living. Upstairs, a large bonus room creates additional living or media space, accompanied by three bedrooms and two full bathrooms. Outdoor living is where this home truly stands out-an expanded, fully enclosed lanai with a premium outdoor kitchen overlooks tranquil pond views, creating the perfect setting for entertaining or relaxing. The home is already pre-wired for a future pool and spa, including gas connection and switch, saving significant time and cost for future customization.



Additional upgrades include impact windows, a whole-house water treatment system with reverse osmosis, HVAC surge protection, and exterior weatherproof outlets. Located in Sweetwater, residents enjoy a true resort-style lifestyle with a community pool, fitness center, pickleball and basketball courts, playground, and walkable streets, all within close proximity to top-rated schools, shopping, dining, and major roadways. Unlike new construction, this home already includes high-value upgrades, finished outdoor living, and structural enhancements-without the wait or added expense.



