



**\$795,000**

## **12719 AVIANO DR, NAPLES, FL 34105, USA**

<https://www.naplesviews.com>

Discover an unparalleled blend of style, comfort, and convenience in this exquisite pool home with an overflow spa, perfectly situated in the sought-after Aviano subdivision in Naples, FL. This meticulously maintained residence is designed to impress, offering a seamless open floor plan that combines spaciousness and functionality, making it ideal for everyday living and entertaining. [...]

- 3 beds
- 2 baths
- Residential
- Ranch, Single Family Residence
- Active
- 2060 sq ft



### **Building Details**

**Year built:** 2006

**ParkingTotal:** 2

**Exterior material:** Concrete Block, Stucco

**Heating:** Central Electric

**ArchitecturalStyle:** Ranch, Single Family

**NewConstructionYN:** No

**Roof:** Tile

**Parking:** Attached, Driveway Paved



### **Call us now**

Phone: (+1) 239 529 7747

Email: [info@madleinep.sg-host.com](mailto:info@madleinep.sg-host.com)

Address: 720 5th Avenue South, Suite 201  
Naples, FL 34102



## Amenities & Features

**Features:** Built-In Cabinets, Coffered Ceiling(s), Foyer, Laundry Tub, Pantry, Tray Ceiling(s), Volume Ceiling

**Spa Features:** Community, Above Ground, Equipment Stays, Heated Electric, Screened

**CommunityFeatures:** Clubhouse, Pool, Fitness Center, Sidewalks, Street Lights, Gated

**PoolFeatures:** Community, Below Ground, Equipment Stays, Electric Heat, Screen Enclosure

**GarageYN:** Yes

**CoolingYN:** Yes

**PoolPrivateYN:** Yes

**Security Features:** Smoke Detector(s), Gated Community

**Amenities:** Dishwasher, Disposal, Dryer, Gas Cooktop, Microwave, Refrigerator/Freezer, Refrigerator/Icemaker, Self Cleaning Oven, Washer

**ExteriorFeatures:** Screened Lanai/Porch

**Waterfront available:** No

**AttachedGarageYN:** Yes

**Cooling:** Air Purifier, Ceiling Fan(s)

**FireplaceYN:** No



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