



\$735,000

8317 XANTHUS LANE, WELLINGTON, FL, UNITED STATES, 33414

<https://equinoxrealtyinc.com>

VillageWalk of Wellington • Oakmont model • 3 bedrooms plus den • Resurfaced pool • Lake view • New appliances • A/C 2025
Some homes in VillageWalk simply live better, and this Oakmont model is one of them. Set behind a screened pool and peaceful lake view, 8317 Xanthus Lane offers the kind of indoor-outdoor [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2001 sq ft



Amenities



Features: Built-in Features, Closet Cabinetry, Den/Library/Office, Dome Kitchen, Great Room, Pantry, Pull Down Stairs, Roman Tub, Split Bedroom, Utility Room, Utility Room/Laundry, Vaulted Ceiling(s), Volume Ceilings, Walk-In Closet(s)

Amenities: Dishwasher, Disposal, Dryer, Electric Range, Electric Water Heater, Microwave, Refrigerator, Washer

WindowFeatures: Complete Accordion Shutters, Complete Panel Shutters/Awnings, Hurricane Shutters, Blinds, Sliding, Verticals

Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: Yes

Security Features: Owned Burglar Alarm, Gated with Guard, Motion Detector, Burglar Alarm, Security System, Unit Alarm

CommunityFeatures: Tennis, Buyer Approval Required, Gated, Clubhouse, Exercise Room, Maintained Community, Management On Site, Mandatory Hoa, Pool, Sidewalks, Street Lights, Tennis Court(s)

PoolFeatures: Community, Heated, Private, Screen Enclosure

GarageYN: Yes

Cooling System: Yes

FireplaceYN: No

Rooms



Room type	Dimensions	Area	Length	Width
LivingRoom	24 x 16	384	24	16
ThirdBedroom	12 x 12	144	12	12
UtilityRoom	10 x 5	50	10	5
Kitchen	12 x 11	132	12	11
Grt Rm				
Den	13 x 12	156	13	12
SecondBedroom	12 x 12	144	12	12
DiningRoom	13 x 11	143	13	11
PrimaryBedroom	17 x 15	255	17	15

Building Details

Cooling features: Ceiling Fan(s), Central Air, Electric
ArchitecturalStyle: Ranch, One Story, Mediterranean
NewConstructionYN: No

Year built: 2005
ParkingTotal: 4
Exterior material: Concrete Block Construction, Slab Construction, Stucco

Roof: Barrel, Barrel Roof, Curved/S-Tile Roof, Tile, Tile Roof
Heating: Central, Electric
Parking: 2 Or More Spaces, Driveway, Parking Garage

