

\$750,000 - 6209 Nimes Court, LUTZ

MLS® #TB8339666

\$750,000

4 Bedroom, 3.00 Bathroom, 2,679 sqft

Residential on 0.37 Acres

CHEVAL WEST VILLAGE 1, LUTZ, FL

Nestled in the highly desirable community of Cheval, this beautiful 4/3 POOL home is perfectly situated on a CUL-DE-SAC. This home welcomes you with a well-manicured lawn, NEW landscaping, modern exterior paint, and an oversized yard. Enter through the front door into the formal living/dining featuring gorgeous wood flooring, decorative planter shelves, and arched windows & doorways. This home features a split floor plan. Immediately to the right is the owner's retreat which boasts wood floors, a large walk-in closet, and sliding glass doors overlooking the pool. The master bathroom has dual sinks, granite countertops, tile floors, a soaking garden tub, and a large walk-in shower with frameless glass, multiple shower heads, and a built-in shower bench. There are two bedrooms in the middle of the home that share a full bath, with the fourth bedroom in the back of the home that has its own private pool bath. The kitchen boasts tons of cabinet space, granite countertops, BRAND NEW GE Profile stainless steel appliances, a built-in desk, pantry, breakfast bar, and an eat-in area with sliding glass doors. The family room is bright and airy with NEW Pergo laminate flooring and additional sliding glass doors that open up to the pool. Enjoy the Florida lifestyle poolside with your favorite beverage. Tons of covered space for grilling and/or entertaining guests. A nice large yard perfect for gardening, pets, friends, and family. Neutral colors, tile flooring in all the wet areas,



plantation shutters, and NEW ceiling fans and lighting throughout. This beauty is move-in ready and very well maintained. Come make this house your home today! Roof (2020 w/20-year transferrable warranty), new (2020) PGT upgraded heavy duty double pane windows and sliders w/transferrable warranty, NEW (2023) heat pump pool heater, NEW (2024) Jandy TruClear Salt Chlorine system for the pool, pool resurfaced in 2021, 5-ton HVAC (2013) w/air purifier and two UV light system, brand new air handler fan blade 2022. Cheval West is a gated community in the Northwestern section of Hillsborough County, in the highly sought after Steinbrenner school district. The neighborhood is surrounded by three staffed 24 hour gates giving residents access from the North, South, and East. A Nature Preserve sits to the West of Cheval West providing a natural setting full of various wildlife for the residents to enjoy.

Built in 1999

Essential Information

MLS® #	TB8339666
Sold Price	\$750,000
List Price	\$765,000
Date Sold	March 14th, 2025
Date Listed	January 16th, 2025
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,679
Acres	0.37
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Sold

Community Information

Address	6209 Nimes Court
Area	Lutz
Subdivision	CHEVAL WEST VILLAGE 1
City	LUTZ
County	Hillsborough
State	FL
Zip Code	33558-2806

Amenities

Parking	Garage Door Opener, Golf Cart Garage
# of Garages	3
Has Pool	Yes

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Coffered Ceiling(s), Crown Molding, High Ceilings, In Wall Pest System, Primary Bedroom Main Floor, Smart Home, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer, Water Filtration System
Heating	Central, Electric, Heat Pump
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Irrigation System, Lighting, Private Mailbox, Rain Gutters, Sidewalk
Roof	Shingle
Foundation	Slab

School Information

Elementary	McKittrick-HB
Middle	Martinez-HB
High	Steinbrenner High School

Additional Information

Days on Market	154
Zoning	PD

Listing Details

Listing Office

MJT REALTY, LLC

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