topvillasrealty

No photos available

1166 Eagles Flight Way

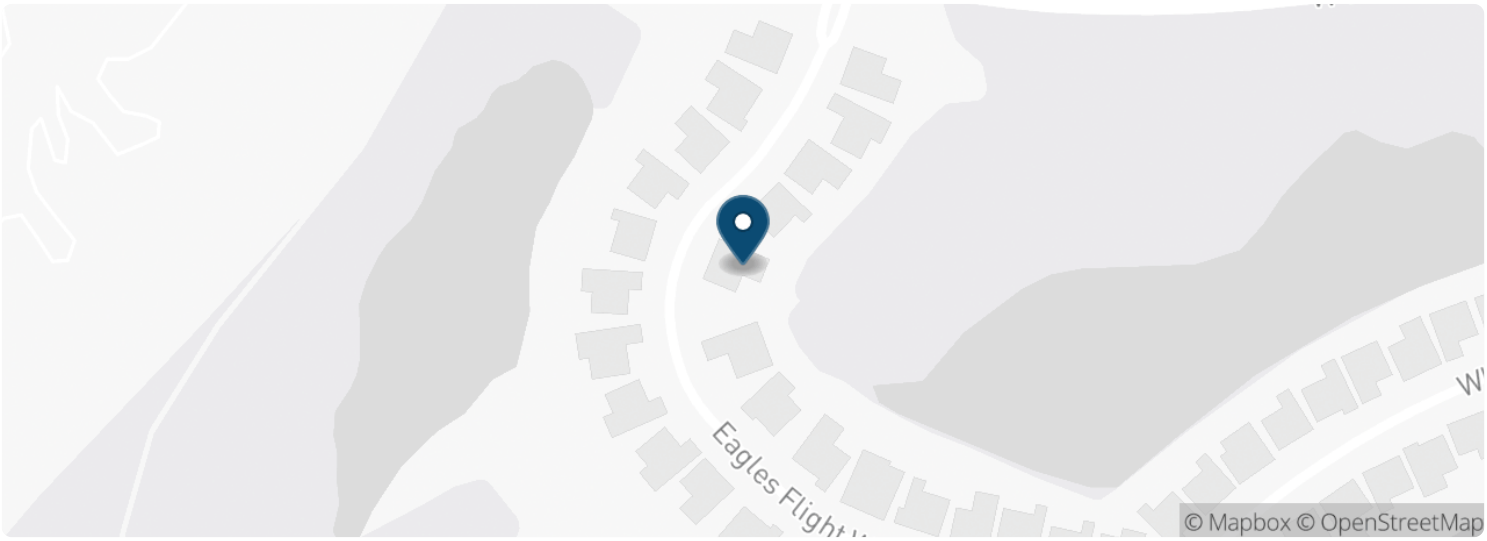
$635,000

Single Family Residence · North Port, FL 34287

View online

4	3	2,667	Private
beds	baths	sqft	pool & spa

Year built	Price per sqft	Days on market	Listed	HOA	MLS #
2005	$238	191 days	Apr 15, 2026	$1,270 Quarterly	N6143906



Property overview

About this property

HERON CREEK GOLF & CC Available for immediate Occupancy! 4 BED/3BATH + FLEX AND 3 CAR GARAGE just under 2700 SQFT! Buyers, you'll need to take the lead on this one—Victory Vista is a rare prize on Marsh #7, and whoever claims it will feel like the true winner. Perfectly poised on a rare oversized .39-acre homesite overlooking the emerald green and lake beyond ..this executive series home is a timeless expression of casually elegant Florida living where space, privacy, and effortless comfort come together in harmony. From its stately curb appeal with a NEW BARREL TILE ROOF (2025), multi-dimensional rooflines, and graceful arched windows to the inviting leaded glass entry, this 4-BED, 3-BATH residence with flex space and 3-CAR-GARAGE welcomes you into a light-filled, open design that flows like an easy tropical breeze. Expansive living and dining areas transition seamlessly into the heart of the home—an impressive island kitchen adorned with rich cherry cabinetry, JENNAIR cooktop, built-in oven, and abundant gathering space—while the family room and bonus flex area provide room for everyone to relax or entertain. Cascading pocketing sliders dissolve the boundary between indoors and out, opening to a spacious pavered lanai where a heated pool and spa invite sunrise coffee and afternoon refreshment, all framed by lush tropical landscaping and generous distance between neighboring homes for exceptional privacy. The desirable split plan offers a serene primary retreat with dual walk-in closets and a spa-inspired bath featuring soaking tub, dual vanities, and walk-in shower, while guests enjoy a private two-bedroom suite and an additional bedroom with adjacent pool bath with outdoor access to the lanai and pool. Thoughtful details including tile on the diagonal, crown molding, plantation shutters, Hunter Douglas Shades, custom window treatments, wall finishes, and artistically marbled, columned transitions elevate the home's warm, inviting aesthetic. This home has been meticulously maintained, and furnishings will be offered under separate contract for a desirable turnkey option. So you can just move in carefree !With eastern rear exposure, a location near the Price Blvd gate, quick golf cart access to the clubhouse, and proximity to shopping and dining, this Nohl Crest Sherwood floorplan delivers a rare blend of space to roam, refined comfort, and the coveted Heron Creek lifestyle—where nothing compares.. Heron Creek offers exceptional amenities including a 21,000 sq ft clubhouse, 27 holes of Championship golf Arthur Hills design, resort style pool & spa, a robust social activity calendar, fitness center, Tennis courts & formal & casual dining options! Club Membership is required w/ 3 membership levels offered beginning at $276/month *NO CDD FEES * LOW HOA FEES include lawn care, trimming, mulching, irrigation, FIBER OPTIC/ TV/ HIGH-SPEED INTERNET & Gated entry, conveniently located w/easy access to I-75 & US-41, Cocoa Plum Shopping ,Myakkahatchee Creek trails, WELLEN PARK, Braves Stadium, COSTCO & is just 3 miles to the new 504 Million SMH Hospital under construction NOW at I-75 & Sumter Blvd! FLOOD ZONE X no flood insurance required.

Key features

LEVELS
One

LOT
16,975 sqft

FACES
West

PARKING
3-car garage

POOL
Heated · Spa In Ground

VIEW
Golf Course

COMMUNITY
Gated · Clubhouse, Pool, Golf, Fitness Center, Tennis Court(s)

HOA COVERS
Maintenance Grounds, Internet

PETS
Dogs OK

Property & ownership details

Home

Property type	Single Family Residence	Year built	2005
Faces	West	Rooms	10
Building stories	1	Living area	2,667 sqft
Total building area	3,652 sqft	Levels	One
Bedrooms	4	Bathrooms	3
Full bathrooms	3	Cooling	Central Air
Heating	Electric	Lot size	16,975 sqft
Construction materials	Block, Stucco	Lot features	On Golf Course, Rolling Slope
Roof	Tile		

Accommodation & amenities

Appliances	Disposal, Dryer, Cooktop, Gas Water Heater, Convection Oven, Refrigerator, Microwave, Washer, Dishwasher		
Flooring	Carpet, Ceramic Tile	Laundry	Inside, Laundry Room
Pool features	Gunite, Heated	Spa features	In Ground
View	Golf Course	Window features	Window Treatments, Shutters

Parking & access

Attached garage	Yes	Garage spaces	3
Covered spaces	3	Road surface	Paved
Security features	Gated Community		

Community & HOA

Primary association	AMI/TARA HINZE	Primary association fee	$1,270
Primary fee frequency	Quarterly	Land lease	No
Senior community	No	Association fee includes	Maintenance Grounds, Internet
Community features	Clubhouse, Pool, Golf, Fitness Center, Tennis Court(s), Sidewalks, Restaurant	Pets allowed	Dogs OK

Utilities & services

Utilities	Natural Gas Connected, Cable Connected, Sewer Connected, Underground Utilities

Price & sale history

Asking price reduced by $15,000 (2.3%) since first listed.

Date	Event	Price	Change
Aug 9, 2026	**Price reduced** MLS #N6143906	**$635,000**	-2.3% -$15,000
Apr 15, 2026	**Listed for sale** MLS #N6143906	**$650,000**	—

History may be incomplete.

Stellar MLS / IDX

StellarMLS

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Stellar (MFR) data last updated at October 20, 2026 at 8:01 AM EDT