

\$414,900 - 1115 Heron Point Way, DELAND

MLS® #V4944321

\$414,900

3 Bedroom, 2.00 Bathroom, 2,215 sqft

Residential on 0.17 Acres

VICTORIA PARK INCREMENT 02, DELAND,
FL

Stunning Duke Model in Victoria Gardens â€” 55+ Active Adult Community! Welcome to 1115 Heron Point Way, a beautifully maintained 3-bedroom, 2-bath home with a formal dining room and office/den/flex space, located in the highly sought-after guard-gated Victoria Gardens community. This spacious Duke Model by St Joe offers an exceptional layout with solid flooring throughout, including brand-new wood look flooring in the dining room and office. This home features an open floor plan, with the kitchen overlooking the dining and living room, creating the perfect space for entertaining. The kitchen, updated in 2019, boasts quartz countertops, solid wood cabinets, a stylish backsplash, and newer stainless-steel appliances, including the refrigerator and gas stove. New windows (2016) and plantation shutters (2023) add to the homeâ€™s charm and energy efficiency. Step out back to your re-screened lanai overlooking lush landscaping in your fully fenced backyard offering privacy and relaxation. A spacious ownerâ€™s suite boasts dual closets and an en-suite bathroom complete with double sinks, a private toilet area, and a separate shower and tub. An oversized 2.5-car garage (26â€™ x 21â€™ / 546 sq. ft.) provides ample space for a golf cart and extra storage and includes a 2nd refrigerator and shelving. Recent updates and features include: roof (2020), gas HVAC (2019), gas water heater (2020),



washer/dryer(2020), whole home gutters and new attic stairs. The exterior has been sealed and painted with high-quality Sherwin Williams Duration paint, ensuring long-lasting curb appeal. This natural gas community offers energy efficiency and convenience. HOA dues include Spectrum internet/cable, lawn care including mowing, trimming, lawn and weed spraying, sprinkler maintenance, and reclaimed water for sprinklers. Enjoy resort-style living with access to a private clubhouse featuring a restaurant, bar, fitness center, card rooms, craft room, and pool tables. Additional community amenities include a resort-style pool, tennis and pickleball courts, bocce ball, a ballroom with a dance floor, workout classes and more. Donâ€™t miss this opportunity to own a this well maintained home in one of the area's most desirable 55+ active adult communities. Seller Offering \$5,000 credit towards buyers closing costs! Schedule your showing today!

Built in 2005

Essential Information

MLS® #	V4944321
Price	\$414,900
Sold Price	\$414,000
Date Sold	October 17th, 2025
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,215
Acres	0.17
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	1115 Heron Point Way
Area	Deland
Subdivision	VICTORIA PARK INCREMENT 02
City	DELAND
County	Volusia
State	FL
Zip Code	32724

Amenities

# of Garages	2
View	Garden

Interior

Interior Features	Ceiling Fans(s), Eat-in Kitchen, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Gas Water Heater, Microwave, Range, Refrigerator
Heating	Central, Heat Pump, Natural Gas
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Lighting, Private Mailbox, Rain Gutters, Sidewalk
Lot Description	Landscaped
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	August 15th, 2025
Days on Market	14
Zoning	R-1
HOA Fees	1566
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	LIVELY REAL ESTATE
----------------	--------------------

All listing information is deemed reliable but not guaranteed and should be independently verified through personal inspection by appropriate professionals. Listings displayed on this website may be subject to prior sale or removal from sale; availability of any listing should always be independently verified. Listing information is provided for consumer

personal, non-commercial use, solely to identify potential properties for potential purchase; all other use is strictly prohibited and may violate relevant federal and state law. Listing data comes from My Florida Regional MLS DBA Stellar MLS.

Listing information last updated on October 30th, 2025 at 3:10am EDT