

\$326,500 - 20362 Lagente Circle, VENICE

MLS® #A4621002

\$326,500

3 Bedroom, 3.00 Bathroom, 1,871 sqft

Residential on 0.10 Acres

GRAN PARADISO TWNHMS 1B, VENICE, FL

Motivated Seller just made a major Price Modification to this highly upgraded, END UNIT town home featuring an Extended Lanai! Welcome home to luxury and one of the most exciting, amenities rich lifestyles that Florida has to offer. As you enter this gated community you are immediately struck by the beauty of the Tuscan inspired architecture that defines Gran Paradiso. The resort style of living offers everything that spells pampering and fitness. It begins with the grand Clubhouse and community center featuring a state of the art fitness center, aerobics/yoga studio, card rooms, billiards, library, and locker rooms with sauna and steam rooms along with spa treatments. Outdoors enjoy the resort style pool with sand beach and cabanas, tennis and pickle ball courts, a playground, and walking/bike trails. This prime location offers easy access to multiple extraordinary local beaches, the Atlanta Braves stadium, shopping highlighted by a newly constructed Costco, and enjoyment of the Wellen Park downtown making it one of the most sought-after destinations in the Southwest Florida region. Now, for the opportunity to live in one of the nicest, impeccably maintained town homes in the Wellen Park community. This home is an END unit with a screened, private entry and offers a unique, spectacular view from the expansive lanai. Relaxing on the lanai not only provides soothing water views, but a preserve to enjoy nature at its most beautiful while providing total PRIVACY due to



no other homes being located directly behind it. Florida is all about year round outdoor living. With that in mind, the owner expanded the lanai to 21', added pavers, screening, an additional hose bibb and electrical outlets including a 50 amp Generator outlet and interlock transfer switch, and a dedicated 240v/50a dedicated circuit for a Spa. A perfect EAST orientation to fully enjoy the morning sunrise, afternoons, and drinks/dinner in the evening without the intense heat of a westerly sunset. The \$25,000+ of upgrades also includes premium accordeon Hurricane Shutters for every window (just simply pull them across), kitchen and dining room backsplash, 5 ceiling fans, updated kitchen sink, updated powder room with new vanity and accessories, new light fixtures in entry, dining room, and kitchen, and extra shelving and lights in closets including the pantry and laundry. When family/guests visit they will be welcomed with the rarely available longer driveway which allows parking for two additional cars. Every detail has been well thought out and this home has it all! Now is the time to take advantage of major investments made and the spectacular location of scenic views and privacy. Don't wait. Call today to schedule your appointment! The taxes include the CDD.

Built in 2021

Essential Information

MLS® #	A4621002
Price	\$326,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,871
Acres	0.10

Year Built	2021
Type	Residential
Sub-Type	Townhouse
Status	Sold
Property Taxes	6,420.00
Pet Size Limit	Extra Large (101+ Lbs.)
Minimum Lease	1 Month

Community Information

Address	20362 Lagente Circle
Area	Venice
Subdivision	GRAN PARADISO TWNHMS 1B
City	VENICE
County	Sarasota
State	FL
Zip Code	34293-2862

Amenities

Amenities	Clubhouse, Fitness Center, Gated, Pickleball Court(s), Playground, Pool, Recreation Facilities, Sauna, Tennis Court(s), Trail(s)
Parking	Driveway, Garage Door Opener
# of Garages	1
View	Trees/Woods, Water

Interior

Interior Features	Ceiling Fan(s), Crown Molding, Eating Space In Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Range Hood, Refrigerator, Washer
Heating	Central
Cooling	Central Air

Exterior

Exterior Features	Hurricane Shutters, Irrigation System, Rain Gutters, Sidewalk, Sliding Doors
Lot Description	In County, Landscaped
Roof	Tile
Foundation	Slab

School Information

Elementary	Taylor Ranch Elementary
Middle	Venice Area Middle
High	Venice Senior High

Additional Information

Date Listed	September 18th, 2024
Days on Market	337
Zoning	V

Listing Details

Listing Office	SUNSET REALTY
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