

\$575,000 - 20355 Pezzana Drive, VENICE

MLS® #A4622373

\$575,000

3 Bedroom, 2.00 Bathroom, 2,089 sqft

Residential on 0.19 Acres

VENETIAN FALLS PH 2, VENICE, FL

This beautifully landscaped Milan Model home in Venetian Falls offers breathtaking lake and preserve views, with a desirable south-facing rear orientation, providing abundant sunlight all day long, year-round, on an 8000 sq foot lot. Situated in a 55+ gated community with an exceptional clubhouse, the home features over 2,000 sq ft of tiled living space. The remodeled kitchen includes quartz countertops, an extended breakfast bar, raised wood cabinetry, and high-end appliances. The primary suite boasts a trayed ceiling with crown molding, plantation shutters, a walk-in closet, and a standard closet. The ensuite bathroom is designed with dual sinks, a linen closet, and an oversized Roman shower. A spacious guest bedroom is conveniently located next to the guest bath.

the following upgrades have been completed, closet added to the den for increased storage and to make it qualify as a third bedroom, rolling hurricane shutters installed on the Lani and front door for security and weather protection. rolling hurricane shutters installed on all windows so that the entire house is hurricane protected. New air conditioning system installed in 2022 with duct changes to the guest bedroom to improve temperature balance. kitchen and baths remodeled in 2023 with all new faucets, and chrome shut off valves and quartz countertops. new water tank installed in 2024 and had the exterior of the house repainted in 2024. Kitchen, family room, and dinette walls repainted and the



ceilings repainted in 2024. solar system lease of \$120 per month

This home is equipped with quality upgrades, including plantation shutters throughout and exterior rolling storm shutters on all windows, the front entry, and the lanai. Residents of Venetian Falls enjoy access to resort-style amenities, including a clubhouse, two pools (one of which is a resistance pool), a hot tub, a fitness center, bocce courts, and a putting green.

Conveniently located near I-75 and US-41, this community offers quick access to top destinations such as historic downtown Venice, Venice Beach, and several top-rated golf courses. With world-class medical facilities nearby, including Sarasota Memorial Hospital, the area offers both convenience and relaxation.

Built in 2008

Essential Information

MLS® #	A4622373
Price	\$575,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,089
Acres	0.19
Year Built	2008
Type	Residential
Sub-Type	Single Family Residence
Status	Sold
Property Taxes	3,520.00
Minimum Lease	6 Months

Community Information

Address	20355 Pezzana Drive
Area	Venice
Subdivision	VENETIAN FALLS PH 2
City	VENICE
County	Sarasota
State	FL
Zip Code	34292-4663

Amenities

# of Garages	2
View	Water
Is Waterfront	Yes

Interior

Interior Features	Ceiling Fan(s), Crown Molding, Eating Space In Kitchen, Living Room/Dining Room Combo, Primary Bedroom Main Floor
Appliances	Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer, Wine Refrigerator
Heating	Electric, Solar
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Hurricane Shutters, Rain Gutters
Roof	Tile
Foundation	Slab

School Information

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

Additional Information

Date Listed	September 12th, 2024
Days on Market	342
Zoning	RSF1

Listing Details

Listing Office	MEDWAY REALTY
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