

\$425,000 - 1463 Trune Way, VENICE

MLS® #A4634645

\$425,000

3 Bedroom, 2.00 Bathroom, 2,342 sqft
Residential on 0.30 Acres

WATERFORD TR J PH 1, VENICE, FL

****THIS PROPERTY QUALIFIES FOR A 1% LENDER INCENTIVE IF USING PREFERRED LENDER. INQUIRE FOR MORE DETAILS.****

Perfectly positioned at the end of a quiet cul-de-sac, this charming 3-bedroom, 2-bathroom home combines thoughtful updates, inviting spaces, and a serene setting. The expanded driveway, framed by lush landscaping, leads to a generous 3-car garage, providing ample space for vehicles, storage, or hobbies. Key updates, including a new roof (2020), new HVAC system (2021) with a UV filtration system, and foam insulation in the roof to help save on energy costs, ensure peace of mind for years to come. Fiber optic internet has already been installed, ensuring fast connectivity. Additional features include an updated kitchen with granite countertops and stainless steel appliances, as well as a reverse osmosis system under the kitchen sink and all the infrastructure for exterior water treatment that's ready to be hooked up. Step inside and be greeted by the warmth of upgraded vinyl plank flooring that flows throughout the main living spaces. Vaulted ceilings enhance the openness of the combination formal living and dining room, offering a versatile space perfect for hosting or relaxing. The heart of the home, the kitchen, boasts granite countertops, stainless steel appliances, and a convenient breakfast bar, all complemented by an adjoining breakfast nook bathed in natural light. The kitchen opens to the inviting family room, where a large window



provides peek-a-boo lake views—a perfect touch of serenity for your daily routine. Step outside to the spacious screen-enclosed lanai, ideal for enjoying your morning coffee, hosting weekend BBQs, or simply relaxing while taking in the peaceful surroundings. This private outdoor retreat perfectly complements the indoor living spaces, creating a seamless blend of comfort and nature. The primary suite is thoughtfully designed for comfort and functionality, featuring direct access to the lanai, two walk-in closets, and an ensuite complete with a soaking tub, spacious tiled shower, and dual vanities. The split floor plan ensures privacy, with two additional bedrooms and a shared full bathroom tucked away from the family room. Living in Waterford is about embracing a lifestyle that blends relaxation with recreation. The community is home to the beautiful 27-hole Waterford Golf Course, where lush fairways meander through scenic views, offering a peaceful yet challenging experience for golf lovers. The Sports Club Complex is the heart of the community, featuring a Junior Olympic-sized pool, a rejuvenating spa, and Har-Tru tennis courts for those who enjoy staying active. Inside the clubhouse, you’ll find a welcoming library, event spaces perfect for gatherings, and plenty of opportunities to socialize with neighbors and friends. Conveniently located close to Venice’s pristine beaches, boutique shopping, and local dining, this home is the perfect blend of peaceful living and easy access to everything you love about Florida.

Built in 1995

Essential Information

MLS® #	A4634645
Price	\$425,000
Bedrooms	3

Bathrooms	2.00
Full Baths	2
Square Footage	2,342
Acres	0.30
Year Built	1995
Type	Residential
Sub-Type	Single Family Residence
Status	Sold
Property Taxes	4,172.00
Minimum Lease	3 Months

Community Information

Address	1463 Trune Way
Area	Venice
Subdivision	WATERFORD TR J PH 1
City	VENICE
County	Sarasota
State	FL
Zip Code	34292-4330

Amenities

Amenities	Clubhouse, Fitness Center, Golf Course, Pool, Recreation Facilities, Security, Tennis Court(s)
Parking	Driveway, Garage Door Opener, Oversized
# of Garages	3
View	Trees/Woods, Water
Waterfront	Lake

Interior

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

Exterior

Exterior Features	French Doors, Irrigation System, Lighting, Rain Gutters, Sliding Doors
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Lot Description	Cul-De-Sac, In County, Landscaped, Near Golf Course, Oversized Lot, Sidewalk
Roof	Tile
Foundation	Slab

School Information

Elementary	Venice Elementary
Middle	Venice Area Middle
High	Venice Senior High

Additional Information

Date Listed	January 9th, 2025
Days on Market	275
Zoning	PUD

Listing Details

Listing Office	KELLER WILLIAMS CLASSIC GROUP
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