

\$364,900 - 2085 Mattamy Court, VENICE

MLS® #A4654909

\$364,900

3 Bedroom, 2.00 Bathroom, 1,698 sqft

Residential on 0.11 Acres

ENCLAVES OF VENICE NORTH, VENICE,
FL

\$15,000.00 PRICE IMPROVEMENT!! BRING YOUR OFFER!! EAGER SELLER READY TO CLOSE QUICK!! So many reasons to love this house! Situated close to the heart of all that Venice and Sarasota has to offer, The Enclaves of Venice North is a quiet neighborhood with just 32 homes. With soaring 13 ft ceilings, this spacious three bedroom, two bath, two car garage residence is truly a place to call "home". Built in 2005, the open plan living/dining area is light and bright, thanks to floor-to-ceiling glass sliders that overlook a lovely screened-in private patio and a lushly landscaped tropical backyard. The well-appointed kitchen has an abundance of solid wood cabinetry and a built-in desk space, with a large pantry closet just off the kitchen, as well as an inside utility room with a full-size washer and dryer, and utility sink. The oversized primary bedroom features sliding doors that lead to the patio, along with a walk-in closet and a sizeable second closet. The ensuite bath in the primary bedroom has dual vanities, a large soaking tub, linen closet, and a separate shower. With the 2 roomy guest bedrooms, the split plan layout affords privacy for family and friends. The heated community swimming pool is just one house away and steps from this charming home. NOT in a flood zone. Lawn care, pool, and grounds maintenance are included in a super low HOA. Freshly painted, the home has a new roof installed in 2022. Hot water heater in



2016 and the A/C has been immaculately maintained. An unbeatable location with easy access to both the I-75 and Sarasota Memorials brand-new, state-of-the-art health care facility. Famed Venice Beach and historic downtown Venice are just under 5 miles away, where ample shopping, dining and entertainment options abound. Outdoor enthusiasts will find golfing, hiking and boating options galore. Checking all the boxes, this home truly offers the best value on the market.

Built in 2005

Essential Information

MLS® #	A4654909
Price	\$364,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,698
Acres	0.11
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Sold
Property Taxes	2,068.00
Minimum Lease	3 Months

Community Information

Address	2085 Mattamy Court
Area	Venice
Subdivision	ENCLAVES OF VENICE NORTH
City	VENICE
County	Sarasota
State	FL
Zip Code	34292-2485

Amenities

Amenities	Pool
Parking	Driveway
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Tray Ceiling(s), Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Sidewalk, Sliding Doors
Lot Description	Near Golf Course, Street Dead-End
Roof	Shingle
Foundation	Slab

School Information

Elementary	Garden Elementary
Middle	Venice Area Middle
High	Venice Senior High

Additional Information

Date Listed	June 17th, 2025
Days on Market	125
Zoning	RSF4

Listing Details

Listing Office	MICHAEL SAUNDERS & COMPANY
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