

# **\$539,900 - 12261 Stuart Drive, VENICE**

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MLS® #A4656195

**\$539,900**

3 Bedroom, 2.00 Bathroom, 1,764 sqft  
Residential on 0.16 Acres

GRAND PALM PH 3A B, VENICE, FL

Enjoy peace of mind knowing that flood insurance is not required by lenders at this beautifully appointed 3-bedroom, plus den/office, pool home in the gated community of Grand Palm. The lush backyard offers privacy, mature trees, a heated saltwater pool with a brand new salt cell, and a large outdoor living space with a mounted outdoor TV—perfect for relaxed Florida living. Inside, you'll find luxury vinyl plank flooring throughout the main living areas, with new carpet installed in all bedrooms and the den in 2023. The spacious kitchen includes granite counters, a center island with counter height seating, stainless steel appliances, a natural gas range, and a large walk-in pantry. The primary suite features a tray ceiling, walk-in closet, and en suite bath with granite counters, dual sinks, and a rain shower. The den includes a barn door and works perfectly as a home office or guest space. Additional updates include fresh interior paint, new center sliding glass door and window seals (2025), a water softener and whole-home filtration system (2023), HVAC UV light for mold prevention (2024), updated modern black door hardware, and an oversized garage with overhead storage and new springs (2025). The exterior includes updated lighting with sunset-activated settings and a filtered irrigation system. Grand Palm offers resort-style amenities including multiple pools, a fitness center, pickleball, trails, kayak lakes, and more—all just minutes from Wellen Park, downtown Venice, and Gulf beaches.



Built in 2016

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | A4656195                |
| Price          | \$539,900               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,764                   |
| Acres          | 0.16                    |
| Year Built     | 2016                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Coastal                 |
| Status         | Sold                    |
| Property Taxes | 6,904.00                |
| Minimum Lease  | 6 Months                |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 12261 Stuart Drive |
| Area        | Venice             |
| Subdivision | GRAND PALM PH 3A B |
| City        | VENICE             |
| County      | Sarasota           |
| State       | FL                 |
| Zip Code    | 34293-0362         |

## Amenities

|              |                                                                                                                                                                                                                     |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities    | Basketball Court, Clubhouse, Fence Restrictions, Fitness Center, Gated, Lobby Key Required, Maintenance, Park, Pickleball Court(s), Playground, Pool, Recreation Facilities, Spa/Hot Tub, Tennis Court(s), Trail(s) |
| Parking      | Driveway, Ground Level                                                                                                                                                                                              |
| # of Garages | 2                                                                                                                                                                                                                   |
| View         | Trees/Woods                                                                                                                                                                                                         |
| Waterfront   | Lake, Waterfront                                                                                                                                                                                                    |
| Has Pool     | Yes                                                                                                                                                                                                                 |

## Interior

|                   |                                                                                                                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Eating Space In Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments |
| Appliances        | Dishwasher, Disposal, Dryer, Range, Refrigerator, Washer                                                                                                                                                                                                       |
| Heating           | Central, Electric                                                                                                                                                                                                                                              |
| Cooling           | Central Air, Humidity Control                                                                                                                                                                                                                                  |
| # of Stories      | 1                                                                                                                                                                                                                                                              |

## Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Hurricane Shutters, Irrigation System, Lighting, Rain Gutters, Sidewalk, Sliding Doors |
| Lot Description   | In County, Landscaped, Level                                                                   |
| Roof              | Concrete, Tile                                                                                 |
| Foundation        | Slab                                                                                           |

## School Information

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

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 102             |
| Zoning         | SAPD            |

## Listing Details

|                |                |
|----------------|----------------|
| Listing Office | EXP REALTY LLC |
|----------------|----------------|

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