

\$699,000 - 1017 Tuscany Boulevard, VENICE

MLS® #A4656848

\$699,000

4 Bedroom, 3.00 Bathroom, 2,628 sqft

Residential on 0.20 Acres

PELICAN POINTE GOLF & COUNTRY CLUB,
VENICE, FL

Former model home with exceptional upgrades and panoramic golf and lake views! Enter into luxury living in this beautifully appointed former Sam Rodgers Catalina model home, offering four bedrooms, three baths and a host of high-end features. In the desirable Pelican Pointe Golf & Country Club, this home captures sweeping views of the 27th tee and tranquil lake beyond from nearly every angle. Inside, you'll find double tray ceilings, tile throughout, and an open great room with elegant built-in cabinetry and a wall of pocketing sliders leading to the expansive lanai, ideal for indoor-outdoor entertaining. The chef's kitchen boasts warm wood cabinetry, sleek quartz countertops, a built-in desk area and convenient access to the formal dining room. The private primary suite is a retreat featuring a custom built-in headboard with ambient lighting, direct lanai access, a massive dual-sided walk-in closet with custom built-ins for maximum organization, a luxurious bath with garden tub, walk-in shower, dual vanities and a makeup area. Bedrooms 2, 3 and 4 are smartly designed in a split floor plan for maximum privacy, with two full baths to accommodate guests or family with ease. Outdoor living is enhanced with a clear-view screen enclosure, oversized lanai, and plenty of space for dining alfresco while enjoying lakefront sunsets. The side-load two-car garage has extra room, ideal for a golf cart. Additional features include new roof (2020),



new pool cage (2020), central vacuum system, and heated saltwater pool and spa. Pelican Pointe offers a 27-hole semi-private golf course, tennis, pickleball, a community pool, an active social calendar, no CDD and is just minutes from downtown Venice, pristine beaches and top-rated dining. Social membership is included. Don't miss the opportunity to own this exceptional home in one of Venice's sought-after communities.

Built in 2003

Essential Information

MLS® #	A4656848
Price	\$699,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,628
Acres	0.20
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Status	Sold
Property Taxes	5,995.00
Minimum Lease	3 Months

Community Information

Address	1017 Tuscany Boulevard
Area	Venice
Subdivision	PELICAN POINTE GOLF & COUNTRY CLUB
City	VENICE
County	Sarasota
State	FL
Zip Code	34292-6628

Amenities

Amenities	Clubhouse, Fitness Center, Gated, Golf Course, Pool, Recreation Facilities, Tennis Court(s)
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Parking	Driveway, Garage Door Opener
# of Garages	2
View	Golf Course, Water
Has Pool	Yes

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Crown Molding, Eating Space In Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Tray Ceiling(s), Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator
Heating	Central, Electric
Cooling	Central Air

Exterior

Exterior Features	Irrigation System, Private Mailbox, Sidewalk, Sliding Doors
Lot Description	In County, On Golf Course
Roof	Tile
Foundation	Slab

School Information

Elementary	Garden Elementary
Middle	Venice Area Middle
High	Venice Senior High

Additional Information

Date Listed	June 23rd, 2025
Days on Market	96
Zoning	RSF3

Listing Details

Listing Office	PREMIER SOTHEBY'S INTERNATIONAL REALTY
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Listing information last updated on October 29th, 2025 at 11:42am EDT