

\$792,000 - 13380 Campanile Court, VENICE

MLS® #C7493169

\$792,000

4 Bedroom, 3.00 Bathroom, 2,795 sqft

Residential on 0.25 Acres

GRAN PARADISO PH 1, VENICE, FL

YOU WILL *NOT* FIND ANOTHER SAM RODGERS HOME AT THIS PRICE IN GRAN PARADISO!! Immerse yourself in the luxurious decadence of this amazing *SAM RODGERS* 2020 built CUSTOM POOL home. Situated on a DEAD END cul-de-sac street, in the highly desirable Grandezza section of Gran Paradiso, this Napoli model was awarded both best floor plan and best kitchen during a recent Parade of Homes. The Napoli has been recognized by Parade of Homes for its exquisite, signature floor plan. This timeless design includes massive, open interior spaces with expansive views of an oversized outdoor living retreat. As you are welcomed into this enchanting 4 bedroom, 3 bathroom hearthstone, you are greeted by soaring 10ft high ceilings ornamented with modern architectural accents, crown molding and tray ceilings. The beauty and elegance of the interior can only be matched by the extravagant outdoor oasis and superior pool. No accent or attribute was overlooked in the design of this exquisite heated pool and spa, featuring dual waterfalls, a sun-shelf complete with bubbler and fabulous lighting, all enveloped by a premium brick paver pool deck. The expanse of the floor plan boasts up-scale, stone-planked tile throughout the main living space, kitchen, dining room, master suite, and extra large flex space. The immaculate chef kitchen showcases an extra large island with service sink and breakfast bar, pendant lighting, QUARTZ countertops,



glass tiled backsplash, soft-close cabinetry with desirable staggered upper cabinets complete with crown molding, stainless appliances and a breakfast nook overlooking the serene outdoors and pool! Extra high doors and wide baseboards add to the many elegances that this home exudes! The master suite has French doors leading out to the pool deck, tray ceilings and an abundantly sized en-suite bathroom that features spilt dual vanities with granite counters, a large soaking tub, a seamless glass entry tiled shower with built-in seat, private commode, linen closet and a 13x12 walk-in closet!! 3 CAR GARAGE!!! The quarterly HOA includes your lawn maintenance, edging, cable tv, and FIOS hi-speed INTERNET! PETS ALLOWED - any size with a maximum of 2 between a cat and/or dog! Why live in Gran Paradiso? Let us enlighten you as to the MANY reasons why it should be your dream to reside in this unique and family friendly community! As you enter through the guarded security gate, you will be surrounded by lush landscaping and greeted by the immense Tuscan-style clubhouse boasting a massive resort-style pool! All of the activities one could dream of are scheduled monthly on the community calendar-from kayaking to art classes and water aerobics to some poolside fun-there is something for every age group! This is a golf-cart friendly community complete with sidewalks throughout or simply enjoy a walk in nature along the fitness trails! Any fitness enthusiast will be thrilled with the athletic amenities including pickleball courts, tennis courts, basketball courts and a 24 hour fitness room. Beyond this epic community, a mere stoneâ€™s-throw away, is the ever growing DOWNTOWN WELLEN PARK! Full of community events, shops, restaurants, trails and parks. A few other area staples are within minutes to Gran Paradiso... the Atlanta Braves â€™Cool Todayâ€™ park, Sarasota Memorial

Hospital, the State College of Florida, Publix,
golf courses and a brand new Costco.

SCHEDULE YOUR SHOWING TODAY!!

Built in 2020

Essential Information

MLS® #	C7493169
Price	\$792,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,795
Acres	0.25
Year Built	2020
Type	Residential
Sub-Type	Single Family Residence
Status	Sold
Property Taxes	10,147.00
Pet Size Limit	Extra Large (101+ Lbs.)
Minimum Lease	3 Months

Community Information

Address	13380 Campanile Court
Area	Venice
Subdivision	GRAN PARADISO PH 1
City	VENICE
County	Sarasota
State	FL
Zip Code	34293-1960

Amenities

Amenities	Basketball Court, Cable TV, Clubhouse, Fitness Center, Gated, Playground, Pool, Tennis Court(s), Trail(s)
Parking	Golf Cart Parking, Oversized
# of Garages	3
View	Trees/Woods
Has Pool	Yes

Interior

Interior Features	Ceiling Fan(s), Coffered Ceiling(s), Crown Molding, Dry Bar, Eating Space In Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Smart Home, Split Bedroom, Stone Counters, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Cooktop, Dishwasher, Microwave, Range, Refrigerator
Heating	Electric
Cooling	Central Air

Exterior

Exterior Features	French Doors, Irrigation System, Sliding Doors
Lot Description	Cul-De-Sac, Near Golf Course, Sidewalk, Street Dead-End
Roof	Tile
Foundation	Block

School Information

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

Additional Information

Date Listed	May 25th, 2024
Days on Market	438
Zoning	V

Listing Details

Listing Office	PARADISE EXCLUSIVE INC
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