

\$325,000 - 313 Pembroke Lane North 195, VENICE

MLS® #D6139353

\$325,000

2 Bedroom, 2.00 Bathroom, 1,401 sqft

Residential

MYRTLE TRACE AT PLANTATION, VENICE,
FL

INDULGE IN LAKEFRONT LIVING AT ITS
FINEST! THIS IS YOUR DREAM VILLA!

Nestled in the sought-after Plantation Golf and Country Club community, this maintenance-free villa offers a harmonious blend of charm, comfort, and convenience. Located on a peaceful cul-de-sac lined with mature oak trees, this home is a true retreat.

FEATURING 2 OVERSIZED PRIMARY SUITES, 2 full baths, and a 2-car garage, this villa is designed with privacy and ease in mind. A welcoming landscaped walkway and covered front porch lead you into a meticulously maintained home with stunning LAKE VIEWS from most rooms. Get ready to be captivated by the breathtaking sunsets!

The spacious tiled foyer with a closet opens into the LIVING AND DINING AREAS, both boasting high vaulted ceilings and gleaming laminate floors that flow throughout. The OPEN FLOOR PLAN is perfect for both everyday living and entertaining, with split bedrooms ensuring comfort and seclusion.

The WELL-APPOINTED KITCHEN features a tiled breakfast bar, recessed lighting, and a brand-new Bosch dishwasher, opening seamlessly to the ENORMOUS FLORIDA ROOM. This impressive custom 10' x 34' enclosed space offers a panoramic



view of the lake, perfect for enjoying your morning coffee in the Dinette area or hosting guests. A cozy fireplace enhances the entertainment area, while sliding doors on either side lead to the primary bedrooms, each with its own ensuite and generous closet space. The main suites even include a separate water closet for added convenience.

Additional highlights include:

- An interior laundry room with stackable washer/dryer, cabinets, and shelving.

- A paved outdoor patio, partially covered and screened, inviting natural sunlight for year-round enjoyment.

Prestigious Plantation Golf & Country Club boasts various activities and features a heated community pool. An optional membership to the Country Club is available and provides access to two 18 hole championship golf courses, a fitness center, tennis courts, a heated Jr. Olympic size pool, diverse dining options and a range of activities. Whether you're seeking a winter retreat or a year-round residence, this property presents an ideal opportunity for comfortable living and leisure.

Myrtle Trace is just minutes away from beautiful beaches, downtown historic Venice with its Farmers Markets, boutique shops and fine dining, Sharkey's on the Pier, Venice Beach and the Jetty. You are also near hospitals, medical facilities, the up and coming Wellen Park and The Cool Today Park where the Atlanta Braves hold their spring training. Wellen Park offers The Lake and its trails, exquisite dining, entertainment and much more!

Don't miss the opportunity to experience the perfect balance of elegance and serenity in this villa. Schedule your private tour today and

start living the lakefront dream!

Built in 1987

Essential Information

MLS® #	D6139353
Price	\$325,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,401
Year Built	1987
Type	Residential
Sub-Type	Condominium
Style	Coastal
Status	Sold
Property Taxes	1,962.00
Pet Size Limit	Small (16-35 Lbs.)
Minimum Lease	1 Month

Community Information

Address	313 Pembroke Lane North 195
Area	Venice
Subdivision	MYRTLE TRACE AT PLANTATION
City	VENICE
County	Sarasota
State	FL
Zip Code	34293

Amenities

Parking	Driveway, Garage Door Opener, Ground Level, Off Street
# of Garages	4
View	Pool
Is Waterfront	Yes

Interior

Interior Features	Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range,

	Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air
Fireplace	Yes
Fireplaces	Decorative
# of Stories	1

Exterior

Exterior Features	Courtyard
Lot Description	Cleared, Cul-De-Sac, Landscaped, Level
Roof	Tile
Foundation	Block

School Information

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

Additional Information

Date Listed	January 1st, 2025
Days on Market	255
Zoning	RSF2

Listing Details

Listing Office	COLDWELL BANKER REALTY
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