

# \$435,000 - 523 Fallbrook Drive, VENICE

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MLS® #D6140361

**\$435,000**

3 Bedroom, 2.00 Bathroom, 1,635 sqft

Residential on 0.14 Acres

VENICE GOLF & COUNTRY CLUB, VENICE,  
FL

Welcome to Your Dream Home in Venice Golf & Country Club! The only home on Fallbrook currently listed with such a quiet and peaceful view! Your gorgeous turn-key, home is in the highly desirable, maintenance-free section of Wentworth. This beautifully landscaped home offers a serene lifestyle surrounded by community, comfort, and luxury. Whether you're relaxing in the extended lanai or enjoying the convenience of being just one home away from the community pool, this property is the perfect place to call home. Recent upgrades include a brand-new roof (2023), a new HVAC system (2023), a freshly installed paver driveway and walkway (2023), a fresh coat of exterior paint (2025), and new lithium batteries for the golf cart (2023). YES! The golf cart is included! Inside you will discover a bright, open living space featuring porcelain tile floors, high ceilings, and custom wooden blinds. In addition to the three spacious bedrooms, you also have a den space that could accommodate an extra sleeping area if needed. The spacious living and dining room combination creates a welcoming atmosphere, while the kitchen is perfectly situated between the dining room and breakfast nook. The kitchen is equipped with stainless-steel appliances and stunning granite countertops. The thoughtful, split-bedroom floor plan offers two bedrooms plus a versatile den that can easily double as a third bedroom. The master suite is a true retreat with a walk-in



closet, soaking tub, and a separate shower area. Wake up in the morning to your beautiful extended lanai view of your beautiful yard area. Remember; everything, except a few personal items, is included. Venice Golf & Country Club (VGCC) is the only private, member-owned golf course in Venice, Florida, featuring an 18-hole championship course. The community is vibrant, with a variety of member socials and activities. The recently renovated and expanded Clubhouse dining room offers exceptional dining options. For tennis and fitness enthusiasts, the Club provides Har-Tru tennis courts and a state-of-the-art Wellness Center with on-site physical and massage therapists, along with an Olympic-sized junior pool and spa. The location is ideal, with easy access to shopping, dining, and the beautiful beaches of Venice. This home is nestled in a truly special and serene setting, making it the perfect place to call home.

Built in 1993

### **Essential Information**

MLS® #	D6140361
Price	\$435,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,635
Acres	0.14
Year Built	1993
Type	Residential
Sub-Type	Single Family Residence
Status	Sold
Property Taxes	4,452.00
Pet Size Limit	Large (61-100 Lbs.)
Minimum Lease	1 Month

## Community Information

Address	523 Fallbrook Drive
Area	Venice
Subdivision	VENICE GOLF & COUNTRY CLUB
City	VENICE
County	Sarasota
State	FL
Zip Code	34292-3151

## Amenities

# of Garages	2
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## Interior

Interior Features	Ceiling Fan(s), Eating Space In Kitchen, High Ceilings, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Thermostat, Vaulted Ceiling(s), Window Treatments
Appliances	Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
Heating	Central, Electric, Heat Pump
Cooling	Central Air

## Exterior

Exterior Features	Irrigation System, Rain Gutters, Sidewalk, Sliding Doors
Roof	Tile
Foundation	Slab

## Additional Information

Date Listed	January 31st, 2025
Days on Market	212
Zoning	RSF3

## Listing Details

Listing Office	MICHAEL SAUNDERS & COMPANY
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