

\$415,000 - 12297 Canavese Lane, VENICE

MLS® #N6132690

\$415,000

3 Bedroom, 3.00 Bathroom, 1,855 sqft

Residential on 0.16 Acres

GRAN PARADISO, VENICE, FL

BEST VALUE IN GRAN PARADISO!!! Buyer's Financing Fell Through. Seller Offering a 1-Year Home Warranty From First American Home Warranty with sale of home. WHEN IS CHECK-OUT TIME? Is what youâ€™ll be asking yourself when living in this exquisite home in the Tuscan inspired community of Gran Paradiso. This desirable "Venice" Model comes with 3 bedroom and 3 baths, and situated on a coveted water and preserve view lot, this home will not disappoint. The welcoming front porch and Florida friendly landscaping give this home superb vibes. A step inside finds ceramic tile set on the diagonal, throughout the home. The kitchen is decked out with stainless steel appliances, granite counter tops, a center island that is open to the living and dining areas, and a generous corner pantry. The openness of the Great Room area allows for incredible family gatherings and entertainment with friends. Window coverings add ambiance to the home as does the crown molding in the main living areas and the main bedroom. The ownerâ€™s suite is a true sanctuary complete with its ensuite with glass shower, soaker tub, linen closet and dual sink vanity. Two additional bedrooms are at the opposite end of the home as is a second bathroom with tub/shower combo. One bedroom is a true visitors paradise as it has a private bath that has been updated to a gorgeous step-in shower. Cabinets have been added to the laundry for all of your storage need. Leisure time will be



yours upon the lanai with its astonishing water and greenbelt view, thus guaranteeing impressive privacy. Seller has also added whole house accordion hurricane shutters, Ozone generator to the AC, and has sealed the pavers in the front and rear of the home. The exterior of the home was freshly painted in January 2024. Gran Paradiso is a resort style community with a full-time activity director, zero entry pool, tennis, pickle ball, basketball, sauna, hot tub, playground, clubhouse, miles of walking trails, and plenty of social opportunities to meet your neighbors. The location is minutes away from the Atlanta Braves Stadium, Wellen Park and the new Downtown, Gulf Beaches, and shopping and fine dining. This breathtaking resort-style home is sure to impress the most discerning of buyers. Call today to make an appointment to view this impeccable home.

Built in 2017

Essential Information

MLS® #	N6132690
Price	\$415,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,855
Acres	0.16
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Style	Florida
Status	Sold
Property Taxes	5,143.00
Pet Size Limit	Extra Large (101+ Lbs.)
Minimum Lease	1 Month

Community Information

Address	12297 Canavese Lane
Area	Venice
Subdivision	GRAN PARADISO
City	VENICE
County	Sarasota
State	FL
Zip Code	34293-4066

Amenities

Amenities	Cable TV, Clubhouse, Fence Restrictions, Fitness Center, Gated, Lobby Key Required, Maintenance, Pickleball Court(s), Playground, Pool, Recreation Facilities, Sauna, Security, Tennis Court(s)
Parking	Driveway, Garage Door Opener
# of Garages	2
View	Trees/Woods, Water

Interior

Interior Features	Ceiling Fan(s), Crown Molding, Kitchen/Family Room Combo, Open Floorplan, Stone Counters, Thermostat, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air
# of Stories	1

Exterior

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

School Information

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

Additional Information

Date Listed	May 1st, 2024
Days on Market	473
Zoning	V

Listing Details

Listing Office EXIT KING REALTY

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