

\$599,000 - 11613 Marathon Circle, VENICE

MLS® #N6132837

\$599,000

3 Bedroom, 3.00 Bathroom, 2,237 sqft

Residential on 0.17 Acres

GRAND PALM PH 1B, VENICE, FL

One or more photo(s) has been virtually staged. This stunning lakefront home, located in the desirable Grand Palm neighborhood. It is safely positioned in the X flood zone, and the sturdy construction offers peace of mind during hurricanes! The current owners have fully paid the CDD, saving the next owner approximately \$1,000 annually.

Set on a quiet street, this 3-bedroom plus bonus room, 2.5-bathroom, Starlight floor plan features a beautiful paver driveway, walkway, and front porch. The home's rare westerly rear exposure provides breathtaking sunset views from your private retreat, bug free with tight weaved no-see-um screen, complete with a heated pool and spacious lanai—ideal for outdoor dining and relaxation. Upon entering, you'll find a bright, open living area featuring tile flooring throughout the main spaces and new wood plank porcelain tile in the bedrooms.

A versatile front bonus room can be used as a dining room, TV room, or office, while custom crown molding adds an elegant touch throughout. The kitchen boasts upgraded cabinetry, a gas range, granite countertops, a walk-in pantry, and stainless steel appliances. Plantation shutters in the bonus room and eat-in kitchen area enhance the home's charm, and the living room flows seamlessly to the outdoors through 3-panel pocket doors, leading to a brick-paver patio and pool



surrounded by oasis lush landscaping.

The exterior offers a meticulously paved driveway, pathway, front porch, and lanai, creating a welcoming ambiance. Plus, the home is equipped with hurricane shutters.

Grand Palm is known for its unparalleled amenities with the lowest HOA fees you can find in Wellen Park, including 3 heated pools, a spa, splash park, clubhouse, fitness center, tennis and pickleball courts, kayak and canoe launch, and miles of walking trails. Plus, there's a dog park for your furry friends! Experience the epitome of Florida living—make this exceptional home yours today!

Built in 2015

Essential Information

MLS® #	N6132837
Price	\$599,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,237
Acres	0.17
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Status	Sold
Property Taxes	4,529.00
Minimum Lease	6 Months

Community Information

Address	11613 Marathon Circle
Area	Venice
Subdivision	GRAND PALM PH 1B

City	VENICE
County	Sarasota
State	FL
Zip Code	34293-0350

Amenities

Amenities	Clubhouse, Fitness Center, Pickleball Court(s), Pool, Recreation Facilities, Spa/Hot Tub, Tennis Court(s), Trail(s)
Parking	Garage Door Opener
# of Garages	2
View	Water
Is Waterfront	Yes
Waterfront	Pond
Has Pool	Yes

Interior

Interior Features	Ceiling Fan(s), Crown Molding, Eating Space In Kitchen, High Ceilings, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Thermostat, Walk-In Closet(s), Window Treatments
Appliances	Convection Oven, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer
Heating	Central, Natural Gas
Cooling	Central Air

Exterior

Exterior Features	Hurricane Shutters, Irrigation System, Lighting, Other, Shade Shutter(s), Sidewalk
Roof	Tile
Foundation	Slab

School Information

Elementary	Garden Elementary
Middle	Venice Area Middle
High	Venice Senior High

Additional Information

Date Listed	May 10th, 2024
Days on Market	496
Zoning	SAPD

Listing Details

Listing Office

COLDWELL BANKER REALTY

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