

\$570,000 - 417 Arborview Lane, VENICE

MLS® #N6133114

\$570,000

2 Bedroom, 2.00 Bathroom, 2,143 sqft

Residential on 0.21 Acres

SAWGRASS, VENICE, FL

One or more photo(s) has been virtually staged. Welcome to your slice of paradise in Venice, Florida, where every day feels like a vacation. Nestled in the prestigious gated, golfing (optional) community of Sawgrass, this 2-bedroom + den, 2-bath home in Venice, Florida, offers a perfect blend of luxury and leisure and has a 1 year new tile roof! With over 2100 square feet of living space this home is designed for those who appreciate the finer things in life. The home's open layout effortlessly flows from the kitchen to the spacious great room, dining room and out to the extended lanai, where an outdoor kitchen and the tranquil backdrop of the preserve set the scene for memorable gatherings. The gourmet kitchen, complete with an island, granite countertops, solid wood cabinetry, stainless-steel appliances and cheerful breakfast nook, is ideal for preparing delicious meals. The large primary suite with huge walk-in closet (5x14) and a spa-like en-suite bathroom with Roman shower, garden tub and separate vanities is your personal retreat. Family and friends will feel right at home in the generously sized, 2nd bedroom with its own bathroom and the large flex room could easily be a home office. This stunning home features 10-foot ceilings, elegant crown molding, classy diagonal tile, lanai sliders which fully open, a newer AC (2020), full home hurricane protection and the home is not in a flood zone. The home has wonderful curb appeal, thanks to its mature landscaping,



paver driveway and double, glass doors and is on a cul-de-sac, low traffic street. Situated in a friendly, active community that boasts a resort style pool, fitness center, clubhouse with social events and pickleball courts, this residence promises a life of comfort, convenience and fun. Start your mornings with a swim in the community's heated pool, a round of golf or some invigorating pickleball with new friends. With easy access to historic Venice island (4 miles), pristine beaches, many restaurants, golfing, marinas, the new Sarasota Memorial hospital, I-75 and the Wellen Park district, you'll find everything you need right at your doorstep. Sawgrass has no CDD fee, very low HOA fees and is an established neighborhood with mature landscaping. Make this special home yours today and start living the Florida dream! Be sure to check out the video.

Built in 2004

Essential Information

MLS® #	N6133114
Price	\$570,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	2,143
Acres	0.21
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Status	Sold
Property Taxes	3,864.00
Pet Size Limit	Extra Large (101+ Lbs.)
Minimum Lease	3 Months

Community Information

Address	417 Arborview Lane
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Area	Venice
Subdivision	SAWGRASS
City	VENICE
County	Sarasota
State	FL
Zip Code	34292-5311

Amenities

Amenities	Clubhouse, Fence Restrictions, Fitness Center, Gated, Pickleball Court(s), Pool, Recreation Facilities, Security, Tennis Court(s)
# of Garages	2
View	Trees/Woods

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Crown Molding, Eating Space In Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Ice Maker, Microwave, Range, Refrigerator, Washer
Heating	Electric
Cooling	Central Air

Exterior

Exterior Features	Hurricane Shutters, Irrigation System, Outdoor Kitchen, Private Mailbox, Rain Gutters, Sliding Doors
Lot Description	City Lot, Landscaped, Level, Near Golf Course, Near Marina, Near Public Transit
Roof	Tile
Foundation	Slab

School Information

Elementary	Garden Elementary
Middle	Venice Area Middle
High	Venice Senior High

Additional Information

Date Listed	June 21st, 2024
Days on Market	470
Zoning	PUD

Listing Details

Listing Office HOMESMART

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