

\$360,000 - 11084 Campazzo Drive, VENICE

MLS® #N6133322

\$360,000

2 Bedroom, 2.00 Bathroom, 1,449 sqft

Residential on 0.08 Acres

VENETIAN FALLS PH 3, VENICE, FL

NEWER AC. NEW WATER HEATER. HURRICANE PROTECTION. Welcome home to this highly sought-after 55+ gated community of Venetian Falls in beautiful Venice, FL! This meticulously maintained 2-bedroom, 2-bathroom, plus a bonus room home offers a perfect blend of comfort, style, and convenience. As you step inside the foyer, you will discover a spacious open floor plan featuring a bright and airy living area, perfect for relaxing or entertaining. The eat in kitchen boasts sleek granite countertops, ample cabinet space, pantry and a skylight to allow natural light to flow into the room. Adjacent to the kitchen is a cozy dining area that opens up to the living room, creating a seamless flow throughout the main living spaces and provides a beautiful view of mature landscaping right in your own backyard. The primary bedroom, positioned at the rear of the home, is complete with a generous walk-in closet and an en-suite bathroom featuring dual sinks and a large walk-in shower. The guest bedroom is equally spacious, offering plenty of room for your beloved guests. The bonus room adds the perfect amount of space to use as an office or craft room! Enjoy Florida's beautiful weather on your EXTENDED screened-in lanai which is perfect for morning coffee or evening gatherings and is complete with hurricane shutters for your peace of mind. This villa also includes a laundry room and a 2-car garage, providing ample storage space. Notable UPDATES to include AC - Oct 2022,



Water Heater - 2023, New Screens for the roof of the lanai - 2023. Living in the gated community of Venetian Falls, means access to an array of fantastic amenities, including a resort-style pool, a resistance pool, state-of-the-art fitness center, bocce ball courts, a putting green, and a vibrant clubhouse with an activities director planning a variety of social events. The community's lush landscaping and serene lakes create a tranquil setting for daily walks or bike rides. Located just a short drive from Venice's pristine beaches, charming downtown area, shopping, dining, and cultural attractions, this villa offers the best of Florida living. Don't miss the opportunity to make this beautiful home your own and enjoy the carefree lifestyle that Venetian Falls has to offer! Please copy and paste the following link for a luxury video tour of the home - https://player.vimeo.com/video/958332328?badge=0&autoplay=0&player_id=0&app_id=58479

Built in 2012

Essential Information

MLS® #	N6133322
Price	\$360,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,449
Acres	0.08
Year Built	2012
Type	Residential
Sub-Type	Villa
Style	Florida
Status	Sold
Property Taxes	2,351.00
Pet Size Limit	Extra Large (101+ Lbs.)

Minimum Lease 6 Months

Community Information

Address 11084 Campazzo Drive
Area Venice
Subdivision VENETIAN FALLS PH 3
City VENICE
County Sarasota
State FL
Zip Code 34292-4650

Amenities

Amenities Cable TV, Clubhouse, Fitness Center, Gated, Maintenance, Pool, Recreation Facilities, Spa/Hot Tub, Vehicle Restrictions
Parking Driveway, Garage Door Opener, Ground Level
of Garages 2
View Trees/Woods

Interior

Interior Features Ceiling Fan(s), Eating Space In Kitchen, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Skylight(s), Solid Surface Counters, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments
Appliances Dishwasher, Disposal, Electric Water Heater, Exhaust Fan, Microwave, Range, Refrigerator
Heating Central, Electric
Cooling Central Air
of Stories 1

Exterior

Exterior Features Hurricane Shutters, Irrigation System, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors
Lot Description Landscaped, Level
Roof Concrete, Tile
Foundation Slab

School Information

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

Additional Information

Date Listed	June 14th, 2024
Days on Market	467
Zoning	RSF1

Listing Details

Listing Office	KELLER WILLIAMS ISLAND LIFE REAL ESTATE
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