

\$249,000 - 308 Lynbrook Circle 101, VENICE

MLS® #N6133481

\$249,000

2 Bedroom, 2.00 Bathroom, 1,635 sqft

Residential

WEST PRESERVE AT WATERSIDE
VILLAGE, VENICE, FL

HUGE, HUGE PRICE REDUCTION! SELLER SAYS "GET IT SOLD!" Call today to see this FIRST FLOOR, END UNIT Condo in a central location of West Preserve at Waterside Village! Seller is also offering a \$5000 credit at closing for updates. The largest of all the units, lots of windows allowing the light to flood in and create a bright and spacious atmosphere. What separates this unit from others in the community is that the owner replaced all of the windows and sliding glass doors to IMPACT GLASS! Two bedrooms, 2 bathrooms and a Den! The heart of this home is the large and open kitchen, perfect for entertaining guests. The first room as you enter the condo is a den, which has a cozy bay window where one could curl up with a good book or arrange a home office or extra TV room. This flex space could also be used for overflow sleeping. The guest room has a large walk-in closet, providing ample storage for all your belongings. As you venture further into the unit, you would discover a living room with a large sliding glass door that leads to the patio. The setting is quiet, private, and has a TROPICAL PRESERVE view. The main bedroom is a haven of tranquility, large enough to accommodate a king-size bed and has a large window also with views of the preserve. Adjacent is a large bath with a shower, linen storage, and large walk-in closet. The laundry room is separate and has a closet making daily chores a breeze. New HVAC



01/23. Waterside Village has three inviting pools for your daily swim or to meet and chill with the neighbors, while tennis and pickleball courts, shuffleboard and bocce ball provide opportunities for friendly competition. The clubhouse is a gathering place for community events and celebrations. Waterside Village is near to shopping, dining, medical facilities, golf, downtown Venice and of course our beautiful gulf coast beaches! Come enjoy all that Venice has to offer!

Built in 2003

Essential Information

MLS® #	N6133481
Price	\$249,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,635
Year Built	2003
Type	Residential
Sub-Type	Condominium
Status	Sold
Property Taxes	3,616.00
Pet Size Limit	Small (16-35 Lbs.)
Minimum Lease	3 Months

Community Information

Address	308 Lynbrook Circle 101
Area	Venice
Subdivision	WEST PRESERVE AT WATERSIDE VILLAGE
City	VENICE
County	Sarasota
State	FL
Zip Code	34292

Interior

Interior Features	Ceiling Fan(s), Living Room/Dining Room Combo, Primary Bedroom
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	Main Floor, Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air
# of Stories	2

Exterior

Exterior Features	Sidewalk, Sliding Doors, Storage
Roof	Tile
Foundation	Slab

School Information

Elementary	Garden Elementary
Middle	Venice Area Middle
High	Venice Senior High

Additional Information

Date Listed	June 20th, 2024
Days on Market	417
Zoning	RMF1

Listing Details

Listing Office	GULF SHORES REALTY
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