

\$680,000 - 20243 Passagio Drive, VENICE

MLS® #N6133553

\$680,000

4 Bedroom, 3.00 Bathroom, 2,668 sqft

Residential on 0.21 Acres

GRAN PARADISO PH 1, VENICE, FL

A rare find has arrived! One of only 11 Bayhill floor plans in sought after Gran Paradiso is now available.... PLUS, the CDD has been PAID IN FULL by the seller (an \$18,000+ savings to the lucky buyer). WATER VIEWS abound in this desirable SPLIT PLAN featuring 2,663 square feet ON ONE LEVEL, 4 beds, 2.5 baths, 2 living spaces, large lanai plus a THREE CAR GARAGE. There's nothing 'builder-grade' about this home, which has been HIGHLY UPGRADED...and is sure to satisfy the most discerning of tastes. NEWLY PAINTED OUTSIDE and move-in ready. Step through the etched glass entryway and you'll immediately notice custom touches throughout including CROWN MOLDING, CEILING ACCENTS, SCONCE LIGHTING and WAINSCOTING WALL FINISHES in nearly every room. 10-foot ceilings and oversized windows with custom Hunter Douglas 'Luminette' window coverings add to the bright, airy feel of this home. Love to entertain? The OPEN CONCEPT kitchen / family room is sure to be the center of your next gathering! The chef-inspired kitchen features WALL OVEN AND MICROWAVE, FLAT COOKTOP WITH HOOD, and QUARTZ FARMHOUSE SINK! When it's time to retreat, this split-plan has 2 bedrooms with new carpet / 1 full bathroom in the guest wing, offering visitors comfort and privacy. On the opposite side of the home, owners will enjoy the EXPANSIVE PRIMARY SUITE featuring new carpet, tray ceiling, and added multi-purpose 'flex' area. The primary



bathroom feels like an at-home spa with LARGE SOAKING TUB, walk-in shower with frameless glass door, split vanities, and MASSIVE PRIMARY CLOSET. Form meets function in the beautifully appointed den with custom build-in drawers, shelving and mounted TV unit. The den also has a closet and can easily be used as a 4th bedroom, with added convenience of the adjacent half bathroom. Love a bit of ambiance? Then you'll enjoy 2 built-in, electric fireplaces which create a cozy feel in both the living room and den. Storage is optimized at every turn in this home with oversized laundry room with utility tub, kitchen pantry, multiple 'bonus' closets and custom shelving systems added to almost every closet. If outdoor living is what you seek, you'll find 3 sets of sliding doors leading to the oversized covered lanai (19ft. x 12ft.), with UNOBSTRUCTED POND VIEWS and upgraded 'no-see-um' screens for superior insect control. Storm safety is top-of-mind in this 'X' flood zone home with BLOCK CONSTRUCTION, ACCORDION HURRICANE SHUTTERS on all windows and KEVLAR ROLL-DOWN SCREENS on the lanai and front entryway. NEW WATER HEATER in 2023, whole-home security system, and in-wall pest control system top off the list of what truly makes this home a must see. Select furnishings may be available for purchase under separate agreement, should buyer desire. Call to schedule your showing today or explore the 3-D interactive property tour to learn more about this stunning home!

Built in 2015

Essential Information

MLS® #	N6133553
Price	\$680,000
Bedrooms	4

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,668
Acres	0.21
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Status	Sold
Property Taxes	6,361.00
Pet Size Limit	Extra Large (101+ Lbs.)
Minimum Lease	3 Months

Community Information

Address	20243 Passagio Drive
Area	Venice
Subdivision	GRAN PARADISO PH 1
City	VENICE
County	Sarasota
State	FL
Zip Code	34293-1982

Amenities

Amenities	Cable TV, Clubhouse, Fence Restrictions, Fitness Center, Gated, Pickleball Court(s), Playground, Pool, Recreation Facilities, Security, Tennis Court(s)
Parking	Golf Cart Parking
# of Garages	3
View	Water
Is Waterfront	Yes
Waterfront	Pond

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Chair Rail, Crown Molding, Eating Space In Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Pest Guard System, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Walk-In Closet(s), Window Treatments
Appliances	Built-In Oven, Cooktop, Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

Heating	Electric
Cooling	Central Air
Fireplace	Yes
Fireplaces	Electric, Insert
# 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	June 24th, 2024
Days on Market	465
Zoning	V

Listing Details

Listing Office	COLDWELL BANKER REALTY
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