

# **\$489,000 - 6217 Erice Street, VENICE**

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MLS® #N6133751

**\$489,000**

2 Bedroom, 2.00 Bathroom, 1,513 sqft

Residential on 0.16 Acres

ISLANDWALK AT WEST VILLAGES PH 02,  
VENICE, FL

Welcome to this meticulously maintained villa offering a perfect blend of elegance and functionality. Situated on a premium lot with **EXPANSIVE WIDE WATER VIEWS** and upgraded landscaping, this home boasts numerous updates and premium features throughout. Looking for lots of natural light? Look no further as this one is **LIGHT & BRIGHT!** The kitchen is featured in the center of the home and boasts an oversized sink, updated fixtures, new appliances, custom tile backsplash, under cabinet lighting, granite countertops, and a newly installed garbage disposal. The kitchen opens up to a spacious dining and living room. The living room boasts a custom floor to ceiling built in as well as new hardwood floors. The two bedrooms are generous sized and could be considered **DUAL PRIMARY SUITES**. The main suite has newly installed laminate floors, new ceiling fan, faux wood blinds, and additional storage in the walk in closet. The bathroom has also been updated with updated tile inlay, shower door, raised countertops and new fixtures as well as an elevated commode. The second bedroom also has new laminate floors and faux wood blinds. The guest bathroom also has a raised countertop, modern faucet, LED illuminated mirror and elevated commode. Step outside to discover the private and spacious lanai with a **HEATED POOL** with wide water views! The pool has recently been re tiled and the lanai cage re screened 4 years ago. Additional



upgrades/updates include: NEWLY PAINTED INTERIOR & EXTERIOR, DRIVEWAY EXTENSION, NEW FRONT DOOR, NEW CEILING FANS & SMOKE DETECTORS, NEW HW HEATER, NEW WATER SOFTNER, NEW HVAC, EPOXY GARAGE FLOOR, NEW GARAGE DOOR OPENER, UPGRADED LANDSCAPING, & COACH LIGHTS.

Schedule your tour today and experience the epitome of comfortable living in this stunning villa. IslandWalk is one of VENICE'S most social communities with a FULL TIME ACTIVITIES DIRECTOR, countless events and clubs and activities, TWO community clubhouses, an EVENT center, TWO resort style pools, a LAP pool, 12 PICKLE BALL Courts, 8 Har Tru Tennis Courts, DOG PARK, Playground, Basketball Court, Community Garden- the list goes on! The entire community is surrounded by miles and miles of golf cart trails, walking and biking trails, VENETIAN bridges and water! The Atlanta Braves Stadium is a short bike ride away- enjoy year-round events and activities. The new marketplace is now complete with PUBLIX, restaurants, shopping, gas station, etc! Downtown Wellen Park features an 80-acre lake, retail shops, restaurant waterfront dining and rooftop decks, pedestrian-friendly streets, a splash pad, a playground and a public town hall gathering place that hosts live theater and music events. Coming soon to downtown Wellen Park- a hammock grove and a permanent food truck area IslandWalk HOA includes grounds maintenance, CABLE, WIFI, amenities, and 24 hour guard.

Built in 2006

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | N6133751  |
| Price  | \$489,000 |

|                |             |
|----------------|-------------|
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,513       |
| Acres          | 0.16        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Villa       |
| Status         | Sold        |
| Property Taxes | 4,241.00    |
| Minimum Lease  | 6 Months    |

### Community Information

|             |                                   |
|-------------|-----------------------------------|
| Address     | 6217 Erice Street                 |
| Area        | Venice                            |
| Subdivision | ISLANDWALK AT WEST VILLAGES PH 02 |
| City        | VENICE                            |
| County      | Sarasota                          |
| State       | FL                                |
| Zip Code    | 34293-4513                        |

### Amenities

|              |                                                                                                                                                                                                            |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities    | Basketball Court, Clubhouse, Fence Restrictions, Fitness Center, Gated, Lobby Key Required, Pickleball Court(s), Playground, Pool, Recreation Facilities, Shuffleboard Court, Spa/Hot Tub, Tennis Court(s) |
| # of Garages | 2                                                                                                                                                                                                          |
| View         | Water                                                                                                                                                                                                      |
| Has Pool     | Yes                                                                                                                                                                                                        |

### Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Crown Molding, High Ceilings, Open Floorplan, Solid Surface Counters, Split Bedroom, Walk-In Closet(s), Window Treatments |
| Appliances        | Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer, Water Softener                                |
| Heating           | Electric                                                                                                                                  |
| Cooling           | Central Air                                                                                                                               |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior Features | Hurricane Shutters, Irrigation System, Lighting, Rain Gutters, Sliding |
|-------------------|------------------------------------------------------------------------|

|            |       |
|------------|-------|
|            | Doors |
| Roof       | Tile  |
| Foundation | Slab  |

### **School Information**

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

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 12th, 2024 |
| Days on Market | 431             |
| Zoning         | V               |

### **Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | EXIT KING REALTY |
|----------------|------------------|

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