

\$365,000 - 11067 Batello Drive, VENICE

MLS® #N6134331

\$365,000

2 Bedroom, 2.00 Bathroom, 1,574 sqft

Residential on 0.12 Acres

VENETIAN FALLS PH 2, VENICE, FL

Enjoy the lifestyle this light and bright garden villa, located in the premier 55+ resort-style community of Venetian Falls, has to offer! This Bella Vista model has an open living and dining area, 2-bedrooms, a den, two full bathrooms, and a 2-car garage. As an end-unit, you have plenty of windows, bringing in abundant natural light. The kitchen features new appliances, a pantry, dining bar, plus a dining area by the front window. The Primary Suite offers a large bedroom, two closets (one a large walk-in) and an ensuite with spacious double sink vanity, spacious shower, and linen closet. The extended, screened lanai provides a wonderful place to relax in the sun or shade while you enjoy the view of the preserve. Pavers enhance the lanai, and you will have peace of mind with an easy-to-use accordion storm shutter for the side screen, plus a roll-down storm screen controlled by an interior switch for your convenience. A small grill patio and garden hose station is just next to the lanai. The HOA fee includes maintenance-free lawn care, internet and basic cable TV, plus rotational scheduling of roof power-washing, exterior paint, and mulch. The fabulous community amenities include an active clubhouse with full-time activity director, heated lap pool, spa, resistance walking pool, state-of-the-art exercise facility, billiard room, arts-and-crafts room, bocce ball, and more. All this is just a few minutes away from Gulf of Mexico beaches, shopping, restaurants, and historic Main Street Venice. Don't miss out



on this wonderful property!

Built in 2006

Essential Information

MLS® #	N6134331
Price	\$365,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,574
Acres	0.12
Year Built	2006
Type	Residential
Sub-Type	Villa
Status	Sold
Property Taxes	4,036.00
Minimum Lease	6 Months

Community Information

Address	11067 Batello Drive
Area	Venice
Subdivision	VENETIAN FALLS PH 2
City	VENICE
County	Sarasota
State	FL
Zip Code	34292-4686

Amenities

Amenities	Cable TV, Clubhouse, Fence Restrictions, Fitness Center, Gated, Pool, Recreation Facilities, Security, Spa/Hot Tub, Vehicle Restrictions
Parking	Garage Door Opener
# of Garages	2
View	Trees/Woods

Interior

Interior Features	Ceiling Fan(s), Eating Space In Kitchen, Living Room/Dining Room Combo, Solid Wood Cabinets, Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range,

	Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air, Humidity Control

Exterior

Exterior Features	Hurricane Shutters, Irrigation System, Lighting, Private Mailbox, Sliding Doors
Lot Description	In County, Landscaped, Sidewalk
Roof	Tile
Foundation	Slab

Additional Information

Date Listed	October 24th, 2024
Days on Market	154
Zoning	RSF1

Listing Details

Listing Office	HOMESMART
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