

\$750,000 - 762 Fringed Orchid Trail, VENICE

MLS® #N6134684

\$750,000

3 Bedroom, 2.00 Bathroom, 2,386 sqft

Residential on 0.25 Acres

THE LAKES OF JACARANDA, VENICE, FL

UNDER CONTRACT - ACCEPTING BACK UP OFFERS - rare opportunity awaits, as this J&J Builders FORMER MODEL HOME is now available in sought-after Lakes of Jacaranda!

At over 2,300+ sq. ft., this stunning POOL HOME features luxurious upgrades and unparalleled LONG LAKE VIEWS from almost every room. With 3-CAR GARAGE featuring an epoxy floor and abundant storage, this home exudes both style and functionality. High ceilings and an open concept floorplan create a spacious atmosphere filled with abundant natural light, while the split floorplan allows comfort and privacy for all. NEWER TILE ROOF (Nov. 2022) and HURRICANE IMPACT WINDOWS AND SLIDING DOORS (2015) provide peace of mind. Love to cook? You'll feel right at home in the FULLY RENOVATED KITCHEN, boasting sleek ebony stainless steel appliances, granite countertops, large center island with pot drawers, composite sink, closet pantry, and high-end solid wood cabinetry. The open kitchen flows effortlessly into the great room, where POCKET SLIDING DOORS lead to the swimming pool with brick paver patio, creating the ideal space for entertaining. Enjoy the North-facing lanai, which allows ample sunlight to warm the private swimming pool year-round. A recently re-screened pool cage enhances outdoor living, ideal for soaking up the Florida sunshine while you watch birds and wildlife explore the backyard lake. The en suite master bathroom is your personal retreat with a soaking tub,



dual vanity, walk-in shower, and plenty of room to unwind. The primary suite and one guest bedroom feature luxury vinyl plank floors, while the rest of the home has elegant porcelain tile and newer carpet throughout. Additional recent updates include newer soffits and gutters (2022), NEWER AIR CONDITIONER (2020), and a NEWER HOT WATER TANK (2021), and fresh exterior paint (2023). Located just minutes from shopping, restaurants, Venice Island, and Downtown Wellen Park, this home combines luxury with convenience and at a very reasonable HOA fee. Neighborhood amenities include community pool, clubhouse, tennis/pickleball courts, and community gatherings! Move right in and start enjoying, as this home has FURNISHINGS OPTIONAL and available for sale, if desired. Donâ€™t miss your opportunity to own this exquisite property! Schedule your private showing today!

Built in 2001

Essential Information

MLS® #	N6134684
Price	\$750,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,386
Acres	0.25
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Sold
Property Taxes	4,601.00
Minimum Lease	3 Months

Community Information

Address	762 Fringed Orchid Trail
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Area	Venice
Subdivision	THE LAKES OF JACARANDA
City	VENICE
County	Sarasota
State	FL
Zip Code	34293-7258

Amenities

Amenities	Clubhouse, Fence Restrictions, Pickleball Court(s), Pool, Tennis Court(s)
# of Garages	3
View	Trees/Woods, Water
Is Waterfront	Yes
Waterfront	Lake Front
Has Pool	Yes

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Crown Molding, Eating Space In Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer, Water Softener
Heating	Electric
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Hurricane Shutters, Rain Gutters, Sidewalk
Lot Description	Corner Lot
Roof	Tile
Foundation	Slab

Additional Information

Date Listed	September 22nd, 2024
Days on Market	156
Zoning	RSF1

Listing Details

Listing Office	NEXTHOME SUNCOAST
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