

\$399,000 - 318 Langholm Drive, VENICE

MLS® #N6134750

\$399,000

2 Bedroom, 2.00 Bathroom, 1,702 sqft
Residential on 0.13 Acres

WEXFORD ON THE GREEN PH 1, VENICE,
FL

Welcome to 318 Langholm Dr, a well-maintained 2-bedroom, 2-bathroom home with a den, located in the gated and maintenance-free community of Wexford on the Green within the Plantation Golf & Country Club. The club boasts one of the top 50 golf courses in Florida, featuring tennis, pickleball, a lap pool, bocce ball, a fitness center, and a private clubhouse. While membership is optional, the opportunity to enjoy these world-class amenities is right at your doorstep.

This home offers 1,702 square feet of living space, filled with natural light. The open floor plan includes a well-appointed kitchen and a spacious master suite with a walk-in closet and en-suite bath. The second bedroom provides ample space for guests to stay comfortably, while the cozy den is perfect for a home office or study.

One of the highlights of this home is the spacious screened-in back patio, ideal for enjoying your morning coffee or relaxing in the evening while taking in the beautiful surroundings. The well-maintained landscaping adds to the home's curb appeal.

The home is equipped with a 2021 air conditioner and a 2022 hot water heater, ensuring it's move-in ready. Residents also have access to a community pool, providing relaxation without the hassle of maintaining a



private pool.

Conveniently located near Wellen Park and Venice's stunning beaches, this home offers the perfect blend of comfort, convenience, and resort-style living, all while being part of a vibrant and active community.

Built in 1997

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | N6134750 |
| Price | \$399,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,702 |
| Acres | 0.13 |
| Year Built | 1997 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Sold |
| Property Taxes | 2,491.00 |
| Pet Size Limit | Extra Large (101+ Lbs.) |
| Minimum Lease | 1 Month |

Community Information

| | |
|-------------|---------------------------|
| Address | 318 Langholm Drive |
| Area | Venice |
| Subdivision | WEXFORD ON THE GREEN PH 1 |
| City | VENICE |
| County | Sarasota |
| State | FL |
| Zip Code | 34293-8221 |

Amenities

| | |
|--------------|--------------------|
| Parking | Garage Door Opener |
| # of Garages | 2 |
| View | Trees/Woods |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments |
| Appliances | Convection Oven, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer |
| Heating | Central, Electric |
| Cooling | Central Air |
| # of Stories | 1 |

Exterior

| | |
|-------------------|---|
| Exterior Features | Irrigation System, Lighting, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors |
| Lot Description | Landscaped, Level, Near Golf Course, Sidewalk |
| Roof | Tile |
| Foundation | Slab |

School Information

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

Additional Information

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|----------------|----------------------|
| Date Listed | September 25th, 2024 |
| Days on Market | 362 |
| Zoning | RSF2 |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | RE/MAX PALM REALTY OF VENICE |
|----------------|------------------------------|

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