

\$529,900 - 20497 Pezzana Drive, VENICE

MLS® #N6134990

\$529,900

3 Bedroom, 2.00 Bathroom, 2,244 sqft

Residential on 0.30 Acres

VENETIAN FALLS PH 2, VENICE, FL

Situated on a large corner lot, this spacious, rarely available, Tuscan floor plan home, with three bedrooms, plus an office, has the room, style, and comfort you've been waiting for! The premier 55+ community of Venetian Falls, offering maintenance-free living with fabulous resort-style amenities and entertainment, is just a few minutes from sunny Gulf of Mexico beaches, shopping, restaurants, and Venice's historic district. As you enter the welcoming foyer, comfortable living and dining rooms set the tone. The beautiful kitchen with granite countertops, solid-wood cabinets with trim, customized pantry, LG appliances, and undermount lighting is open to the family room, dinette and view of the outdoors. The office is enhanced with wood patterned plank tile and French doors for versatility of use. The primary suite features an elegant tray ceiling, two customized closets, spacious Roman shower, separate WC, dual sinks, and linen closet. Two guest rooms and the guest bathroom are located near the front of the home providing privacy for all. Additional features include a screened front entryway, crown and picture moulding, plantation shutters, and energy efficient 50-gallon hybrid water heater, whole house water softener and filtration system, and UV-blocking film on all windows. The laundry room features a front load washer and dryer with ample counter space for folding, plus additional storage cabinets. The oversized 2-car garage has convenient Kobalt storage racks, pull-down attic steps, utility sink, and



fan. Lounge in the sun or shade on the extended, screened lanai. There is plenty of room for grilling and dining, plus a paved outdoor patio and walkways leading out to the yard and a water hose station. So many extras and so much to enjoy! Venetian Falls amenities include a heated lap pool and spa, resistance-walking pool, state-of-the-art exercise facility, billiard room, bocce ball, full-time activity director, on-site management, and so much more. Lawn maintenance, cable TV, and internet, are included in the reasonable HOA fee. Don't miss out on this amazing home!

Built in 2006

Essential Information

MLS® #	N6134990
Price	\$529,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,244
Acres	0.30
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Sold
Property Taxes	4,798.00
Minimum Lease	6 Months

Community Information

Address	20497 Pezzana Drive
Area	Venice
Subdivision	VENETIAN FALLS PH 2
City	VENICE
County	Sarasota
State	FL
Zip Code	34292-4665

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), Crown Molding, Kitchen/Family Room Combo, Open Floorplan, Solid Wood Cabinets, Split Bedroom, Stone Counters, Walk-In Closet(s), Window Treatments
Appliances	Convection Oven, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer, Water Filtration System, Water Softener
Heating	Central, Electric
Cooling	Central Air

Exterior

Exterior Features	Irrigation System, Lighting, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors
Lot Description	Corner Lot, In County, Landscaped, Oversized Lot, Sidewalk
Roof	Tile
Foundation	Slab

Additional Information

Date Listed	November 3rd, 2024
Days on Market	219
Zoning	RSF1

Listing Details

Listing Office	HOMESMART
----------------	-----------

All listing information is deemed reliable but not guaranteed and should be independently verified through personal inspection by appropriate professionals. Listings displayed on this website may be subject to prior sale or removal from sale; availability of any listing should always be independently verified. Listing information is provided for consumer personal, non-commercial use, solely to identify potential properties for potential purchase; all other use is strictly prohibited and may violate relevant federal and state law. Listing data comes from My Florida Regional MLS DBA Stellar MLS.

Listing information last updated on October 29th, 2025 at 11:57am EDT