

# **\$349,999 - 19256 Lappacio Street, VENICE**

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MLS® #N6135037

**\$349,999**

3 Bedroom, 2.00 Bathroom, 1,399 sqft

Residential on 0.12 Acres

ISLANDWALK/WEST VLGS PH 1C-A,  
VENICE, FL

One or more photo(s) has been virtually staged. This is what you've been waiting for! Amazing chance to own a single-family 3-bedroom, 2-bath home in Islandwalk. This offers everything you need to enjoy the fabulous resort-style living that this community is known for. Imagine spending your days socializing and entertaining in a space that feels just right for you. As you step inside, your eyes will be immediately drawn to the three expansive sliding doors that lead to your cherished outdoor Florida screened lanai. Here, you can unwind in your private, peaceful backyard, surrounded by nature's beauty. Located right off the Great Room, it is the ideal spot for relaxation. Inside, the home features desirable tile and plank flooring, 9' ceilings enhanced by recessed lighting in the Kitchen, Great Room and Master Bedroom. Ceiling fans ensure comfort, while Levolor blinds on all windows provide privacy. The kitchen has ample cabinetry, including an oversized coffee bar with full cabinetry below, making it perfect for both morning rituals and entertaining guests. With a split floor plan, this home offers privacy for everyone. The spacious Primary Suite has a walk-in shower, dual sinks and large walk-in closet. The two additional bedrooms and guest bath are located on the opposite side of the house. To ensure your peace of mind, the seller is generously offering a ONE-YEAR HOME WARRANTY. Islandwalk is renowned as one of VENICE'S largest and



MOST DESIRED communities. With a full-time activity director, numerous events, clubs and activities, residents enjoy an active and social lifestyle. The community has the luxury of 2 clubhouses AND an event center, 2 resort-style pools AND a lap pool, 12 pickleball courts, Har Tru tennis courts, bocce ball, dog park, playground, basketball court, miles of nature/biking trails. Venetian bridges and scenic water views complete this picturesque resort lifestyle. One of the great advantages of Islandwalk is that it doesn't require flood insurance and the entire community is maintenance-assisted. The Atlanta Braves Spring Training Stadium is down the road from the side gate, providing year-round events and activities for more than just sports enthusiasts. Another convenience is the completion of the new Downtown Wellen: Publix supermarket, restaurants, coffee places, shopping options, gas station, live entertainment and more! All of these amenities are just a short street-legal golf cart ride away. What are you waiting for? ENJOY the FLORIDA sunshine and relaxed lifestyle TODAY! The time has come to live the carefree lifestyle youâ€™ve always dreamed of.

Built in 2012

### **Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | N6135037                |
| Price          | \$349,999               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,399                   |
| Acres          | 0.12                    |
| Year Built     | 2012                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |

|                |          |
|----------------|----------|
| Status         | Sold     |
| Property Taxes | 5,675.00 |
| Minimum Lease  | 6 Months |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 19256 Lappacio Street        |
| Area        | Venice                       |
| Subdivision | ISLANDWALK/WEST VLGS PH 1C-A |
| City        | VENICE                       |
| County      | Sarasota                     |
| State       | FL                           |
| Zip Code    | 34293-4542                   |

### Amenities

|              |                                                                                                                                                                                                                     |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities    | Basketball Court, Cable TV, Clubhouse, Fence Restrictions, Fitness Center, Gated, Lobby Key Required, Maintenance, Park, Pickleball Court(s), Playground, Pool, Recreation Facilities, Spa/Hot Tub, Tennis Court(s) |
| # of Garages | 2                                                                                                                                                                                                                   |
| View         | Garden, Trees/Woods                                                                                                                                                                                                 |

### Interior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Eating Space In Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Split Bedroom, Stone Counters, Window Treatments |
| Appliances        | Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer                                                              |
| Heating           | Electric                                                                                                                                                |
| Cooling           | Central Air                                                                                                                                             |
| # of Stories      | 1                                                                                                                                                       |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Irrigation System, Rain Gutters, Sidewalk, Sliding Doors |
| Lot Description   | Landscaped, Private, Sidewalk                            |
| Roof              | Tile                                                     |
| Foundation        | Slab                                                     |

### School Information

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

High Venice Senior High

**Additional Information**

Date Listed November 18th, 2024  
Days on Market 317  
Zoning V

**Listing Details**

Listing Office COLDWELL BANKER REALTY

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