

# \$179,000 - 764 Bird Bay Way 301, VENICE

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MLS® #N6135059

**\$179,000**

1 Bedroom, 1.00 Bathroom, 763 sqft  
Residential

BIRD BAY II, VENICE, FL

LOCATION, LOCATION, LOCATION. This third-floor end-unit Bird Bay Village condo with ELEVATOR access awaits your arrival. This cozy condo comes FULLY FURNISHED. As you walk up you are greeted with a front patio and bench seating, nestled in the treetops. Step inside and you're welcomed with cathedral ceilings and a tasteful vinyl flooring with flows seamlessly into ceramic tile throughout the living area- no carpet here. Enjoy cooking in your spacious kitchen highlighted by the stainless-steel appliances, crown molding, recessed lighting, and a reverse osmosis water filtration system. The kitchen area has been opened to make entertaining a breeze. Friends or family visits? No worries, this unit comes equipped with a full-size Murphy bed. The 21x8 lanai has a peekaboo view of the phase II pool and provides the perfect spot for entertaining friends or family, relaxing, or enjoying your evening cocktail! The spacious primary bedroom is your own private retreat. Equipped with an en-suite bathroom with walk-in shower/glass doors, His and Her™s closets, and access to your screened in lanai! Covered parking, storage and in-unit washer/dryer for added convenience. Bird Bay Village is the place to be. This amenity rich community gives you access to a Junior Olympic swimming pool, fitness center, tennis courts, pickleball courts, clubhouse with full kitchen, and an on-site library! Very active and social community if you choose. There are clubs,



social events, and get-togethers planned year-round. The HOA fee includes- Exterior insurance, Exterior maintenance, On-site management, Pest control, Pool maintenance, Maintenance grounds, Basic cable, Recreational facilities, Sewer, Trash, and Water!!!! This is truly maintenance free living. Less than 5 minutes to Historic Downtown Venice, Venice Beach, Nokomis Beach. The well-renown Legacy Trail sits right outside the Bird Bay entrance. This is the perfect second home, income producing rental property, or forever home! Look no further. Paradise awaits.

Built in 1979

### **Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | N6135059                |
| Price          | \$179,000               |
| Bedrooms       | 1                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 763                     |
| Year Built     | 1979                    |
| Type           | Residential             |
| Sub-Type       | Condominium             |
| Status         | Sold                    |
| Property Taxes | 2,085.00                |
| Pet Size Limit | Extra Large (101+ Lbs.) |
| Minimum Lease  | 3 Months                |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 764 Bird Bay Way 301 |
| Area        | Venice               |
| Subdivision | BIRD BAY II          |
| City        | VENICE               |
| County      | Sarasota             |
| State       | FL                   |
| Zip Code    | 34285-6141           |

**Amenities**

|           |                                                                                                                                                               |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Cable TV, Clubhouse, Elevator(s), Fitness Center, Pickleball Court(s), Pool, Recreation Facilities, Shuffleboard Court, Tennis Court(s), Vehicle Restrictions |
| Parking   | Covered, Guest                                                                                                                                                |
| View      | Pool, Trees/Woods                                                                                                                                             |

**Interior**

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Cathedral Ceiling(s), Ceiling Fan(s), Crown Molding, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Thermostat |
| Appliances        | Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer                                    |
| Heating           | Central, Electric                                                                                                             |
| Cooling           | Central Air, Humidity Control                                                                                                 |
| # of Stories      | 1                                                                                                                             |

**Exterior**

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Balcony, Lighting, Rain Gutters, Storage |
| Roof              | Shingle                                  |
| Foundation        | Block, Slab                              |

**School Information**

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

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 25th, 2024 |
| Days on Market | 347                |
| Zoning         | PUD                |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | PARADISE REALTY OF VENICE INC |
|----------------|-------------------------------|

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