

\$689,900 - 1540 San Ysidro Way, VENICE

MLS® #N6135090

\$689,900

3 Bedroom, 2.00 Bathroom, 2,140 sqft

Residential on 0.17 Acres

PELICAN POINTE GOLF & COUNTRY CLUB,
VENICE, FL

Welcome to your dream home in the prestigious Pelican Pointe Golf & Country Club, an award winning, gated community offering an exceptional lifestyle. Forget long drives to the golf course - here, you can hop in your golf cart and head straight to the driving range, clubhouse, pro shop or heated lap pool. Enjoy amenities like a fitness center, pickleball and tennis courts, and a vibrant social scene with happy hours and community events. And remember, GOLF MEMBERSHIP IS OPTIONAL!

Nestled on a quiet cul-de-sac with stunning front row views of the 16th fairway, this meticulously maintained 3-bedroom PLUS Study/Office home is the perfect blend of comfort and style. RECENTLY PAINTED BOTH INSIDE AND OUT, this bright and airy open floor plan is ideal for both everyday living and entertaining. As you enter through the NEW HURRICANE IMPACT FRONT DOOR with sunburst and sidelight, you'll notice the beautiful PLANTATION SHUTTERS AND NEW HURRICANE IMPACT WINDOWS on the front of the house and primary bedroom, providing both style and security. NEW LUXURY VINYL FLOORING has been installed in all bedrooms and the office adding a fresh, modern touch. Additional upgrades include WHOLE HOUSE WATER FILTRATION SYSTEM, NEWER SPRINKLER WELL, SEAMLESS GUTTERS and the



ductwork in the attic has been sealed for air leaks.

Next, step outside to your private oasis - the expansive, PAVED LANAI is perfect for relaxing or entertaining, featuring a RESURFACED PEBBLE TEC SALTWATER POOL, NEWER POOL TILES, newer Aquacal pool heat pump and NEWER LANAI CAGE with panoramic views of the golf course. For added peace of mind, the lanai is equipped with NAUTILUS MOTORIZED ROLLING HURRICANE SHUTTERS, offering protection and security when you're away.

Added bonus! THE GARAGE JUST HAD A MAKEOVER! Beautiful NEW EPOXY FLOOR, CUSTOM CABINETRY, OVERHEAD STORAGE and SLAT WALLS.

AND THE BEST NEWS? A BRAND NEW ROOF is scheduled to be installed late December 2024, adding even more value and peace of mind to this already outstanding property.

Pelican Pointe offers reasonable HOA fees that include maintenance-free lawn care, cable TV, internet and 24/7 security at the guardhouse. You'll also enjoy a social membership with a full calendar of events, access to the full-service clubhouse with a restaurant and bar/grille, and a very active women's association with over 35 activities to choose from.

LOCATION IS EVERYTHING AND THIS HOME IS JUST MINUTES FROM THE PRISTINE BEACHES of the Gulf of Mexico, a variety of restaurants, shopping and the historic charm of downtown Venice. You'll love exploring the quaint shops, cafes, parks, theatre and live entertainment that this vibrant community offers. Plus, with easy access to

I-75, you'll be just a short drive from Sarasota, Ft Myers, Punta Gorda and Tampa airports.

Don't miss your chance to live in one of the most sought-after communities in Venice!

Built in 2001

Essential Information

MLS® #	N6135090
Price	\$689,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,140
Acres	0.17
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Sold
Property Taxes	4,570.00
Pet Size Limit	Extra Large (101+ Lbs.)
Minimum Lease	3 Months

Community Information

Address	1540 San Ysidro Way
Area	Venice
Subdivision	PELICAN POINTE GOLF & COUNTRY CLUB
City	VENICE
County	Sarasota
State	FL
Zip Code	34285-4585

Amenities

Parking	Driveway, Garage Door Opener
# of Garages	2
View	Golf Course, Water
Has Pool	Yes

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Eating Space In Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Irrigation System, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors
Lot Description	Cul-De-Sac, Landscaped, Level, On Golf Course, Sidewalk
Roof	Tile
Foundation	Slab

School Information

Elementary	Garden Elementary
Middle	Venice Area Middle
High	Venice Senior High

Additional Information

Date Listed	December 10th, 2024
Days on Market	285
Zoning	RSF3

Listing Details

Listing Office	PARADISE REALTY OF VENICE INC
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