

\$425,000 - 13803 Botteri Street, VENICE

MLS® #N6135267

\$425,000

2 Bedroom, 2.00 Bathroom, 1,437 sqft

Residential on 0.12 Acres

ISLANDWALK/THE WEST VLGS PH 4,
VENICE, FL

Welcome to this stunning, move-in ready Taft model home, perfectly situated on a corner lot with a serene water view in the premier Islandwalk community. As you step inside, youâ€™ll be greeted by neutral tones that flow seamlessly through the walls, flooring, and cabinetry, creating a harmonious and inviting ambiance. Offered semi-furnished, minus a few staging items, for your convenience, if desired. The interior has been freshly painted and is ready for your personal touches. The versatile flex room, featuring a ceiling fan and solid doors, offers the perfect space for privacy, whether used as a home office or guest room. The spacious great room, bathed in natural light and seamlessly connected to the dining area and kitchen, provides a warm and welcoming atmosphere for gatherings. The bright and airy kitchen boasts recessed lighting, a beautiful island, ample storage space, self closing upgraded cabinetry, a farm sink and a built-in pantry, making it a chefâ€™s dream. The primary bedroom offers a picturesque water view and includes an en suite bathroom with a spacious shower and a generous walk-in closet. For added convenience, the bathroom features dual vanity sinks and a large mirror. The guest bedroom is equipped with a built-in closet, a ceiling fan, and freshly cleaned carpet, ensuring comfort for your visitors along with a nearby guest bathroom. The extended lanai is a standout feature of this home, boasting



southern exposure that allows you to enjoy both sunrises and sunsets along with glistening water views. This tranquil space is perfect for relaxation, complete with Storm Smart shades for peace of mind during hurricane season. This home masterfully blends casual elegance and functionality, providing a comfortable and stylish living experience to enjoy seasonally or year round. This community offers a reasonable and affordable HOA fee including high-speed internet, three DVR boxes, lawn care, tree maintenance, mulch and amazing resort style amenities. Enjoy all of Islandwalk's amenities including two resort-style geo-thermal pools, a lap pool, spas, pickleball, har-tru tennis, basketball, bocce, a dog park, stunning Venetian bridges, a full-time Lifestyle Director and a 24/7 staffed entry gate. Another standout features is the resident-only back gate, providing a quick and traffic-free route to the exciting downtown Wellen Park, the Atlanta Braves ballpark, a Marketplace anchored by Publix, and Costco! Plus, if you're a golf cart enthusiast, you'll be thrilled to know they are welcome in this neighborhood. This is more than just a home, it's a lifestyle. Islandwalk is a short drive to several pristine Gulf beaches, 4 miles to I-75 for easy airport access and the historical city of Venice. A ONE YEAR AHS Warranty is included for your new home in paradise!

Built in 2017

Essential Information

MLS® #	N6135267
Price	\$425,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,437

Acres	0.12
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Status	Sold
Property Taxes	4,278.00
Minimum Lease	6 Months

Community Information

Address	13803 Botteri Street
Area	Venice
Subdivision	ISLANDWALK/THE WEST VLGS PH 4
City	VENICE
County	Sarasota
State	FL
Zip Code	34293-2121

Amenities

Amenities	Clubhouse, Fence Restrictions, Fitness Center, Gated, Pickleball Court(s), Playground, Pool, Recreation Facilities, Tennis Court(s)
# of Garages	2
View	Trees/Woods, Water

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Stone Counters, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer
Heating	Central
Cooling	Central Air

Exterior

Exterior Features	Hurricane Shutters, Irrigation System, Lighting, Sidewalk
Lot Description	Corner Lot, Landscaped
Roof	Tile
Foundation	Block, Slab

School Information

Elementary	Taylor Ranch Elementary
Middle	Venice Area Middle

High Venice Senior High

Additional Information

Date Listed November 15th, 2024
Days on Market 309
Zoning V

Listing Details

Listing Office COLDWELL BANKER REALTY

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