

\$2,800 - 12169 Amica Loop, VENICE

MLS® #N6135643

\$2,800

2 Bedroom, 2.00 Bathroom, 1,568 sqft
Residential Lease on 0.13 Acres

GRAN PARADISO PH 1, VENICE, FL

Truly Move in Condition - Private and Serene and only a short stroll to Downtown Wellen Park! This nearly new villa - constructed in 2020, awaits to provide you with endless carefree resort style living. Situated on a premium preserve lot, this home allows for complete privacy on your extended lanai, but you are within a mile of all of the activities that Wellen Park, the 4th most popular master planned community in the U.S. has to offer! The open floorplan of this home affords you the opportunity to cohesively host friends and family all year long. Open up the sliding glass doors

from your living room and primary bedroom and let the outdoors in to enjoy all that nature has to offer.

The beautiful fully leaded glass front door is not only welcoming but provides you with abundance of light throughout the day. The screened entryway allows cross ventilation during the winter months that provides a continual breeze throughout the entire day. Neutral light gray tile

flows throughout the entire living area of the home, with crown molding featured in most of the rooms. The light and bright expansive kitchen offers soft neutral blanc cabinetry, coordinating granite countertops, stainless steel appliances and a very functional pantry closet.

The strategically placed bedrooms are situated on opposite ends of the home to allow



complete privacy for family and guests. Both bathrooms feature neutral gray tile with granite, and the primary bathroom features a stall shower and a soaking tub. The primary bedroom offers a picturesque view of the preserve from both the large double window and sliding glass doors out to the covered lanai. The den, with optional French doors can double as a remote workspace, office, flex room, in home gym, or a 3rd bedroom for guests. Gran Paradiso offers a resort style pool with zero entry, fitness centre, walking trails, billiard / poker game room, library, grand Tuscan inspired clubhouse with spa, sauna, steam room, tennis courts, pickleball, playground and function rooms. Clubs and organizations abound and can be accessed through the full-time activitiesâ€™™ director.

Built in 2020

Essential Information

MLS® #	N6135643
Price	\$2,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,568
Acres	0.13
Year Built	2020
Type	Residential Lease
Sub-Type	Villa
Status	Leased
Minimum Lease	3 Months

Community Information

Address	12169 Amica Loop
Area	Venice
Subdivision	GRAN PARADISO PH 1

City	VENICE
County	Sarasota
State	FL
Zip Code	34293-2408

Amenities

# of Garages	2
View	Trees/Woods

Interior

Interior Features	Ceiling Fan(s), Crown Molding, High Ceilings, Open Floorplan
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
Heating	Electric
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Irrigation System, Sidewalk, Sliding Doors
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School Information

Elementary	Taylor Ranch Elementary
Middle	Venice Area Middle
High	Venice Senior High

Additional Information

Date Listed	December 2nd, 2024
Days on Market	288

Listing Details

Listing Office	PRESTIGE HOME REALTY
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