

\$580,000 - 13097 Rinella Street, VENICE

MLS® #N6135692

\$580,000

2 Bedroom, 2.00 Bathroom, 1,865 sqft

Residential on 0.17 Acres

ISLANDWALK/THE WEST VLGS PH 7,
VENICE, FL

Back on the market. Buyer got cold feet. This beautifully upgraded Summerwood in Islandwalk(IW) is waiting for you. This golf-cart-friendly community in Wellen Park has the lowest HOA & CDD fees in the area, & offers amazing amenities. This 2019 Summerwood has 2 bedrooms & 2 full baths & flex room which can serve as a den or 3rd bedroom. Luxurious Plank-tile flooring is in the common areas & quality neutral carpeting are in the bedrooms. Enhanced features are the custom crown molding throughout the main areas of the home & the custom Plantation Shutters that grace every window. Decorative shiplap adorns one wall in each of the living room, primary bedroom & den creating a stunning focal point. The dining room has one accent wall which contrasts perfectly with the 2 adjoining walls & coordinates with the living room's shiplap. The gourmet kitchen's large island can serve as a breakfast bar or Hors d'oeuvre station when entertaining. All appliances are stainless steel & the cabinets were upgraded when the home was built. The attractive backsplash & granite counters accentuate the kitchen's beauty. The owners have designed this home to be elegant yet comfortable befitting the FL lifestyle which includes the extended covered screened lanai. Enjoy serene water views by day & lighted landscaping by night. The 2 left screens as you enter are fitted with both sun shades & automated Kevlar hurricane shades while the



other screens have the Kevlar screening. This lanai has 3 fans to help with the breeze on those warmer days. There is space to further extend the lanai or to install a pool. As you first approach the home you will notice the warm stone veneer added to the home front. Your eyes will be drawn to the exquisite impact glass front door which is further protected by a pull down hurricane shade. The primary bedroom has an en suite bathroom with dual sinks, large shower, water closet & a customized walk-in closet. The guest bedroom & bath are located on the opposite side of the home for mutual privacy. The spacious laundry room has been upgraded with custom cabinets for extra storage, & the owner added another closet nearby. The garage is a handy-man's or car lover's dream with a mini-split a/c, insulated garage door & ceiling. There are two 4'x8' storage racks on the ceiling & an aluminum stairway for easy access to the attic. Other upgrades include a Wade King Water Eco Filtration System, a whole-house surge protector & a portable generator TRANSFER SWITCH. Sellers are including a lithium battery Club Car with the sale. IW offers 2 pools, 2 lap pools, tennis, bocce & pickle ball. The full-time activities director ensures the residents have plenty of activities & entertainment from which to choose. IW is located next to Downtown Wellen Park where residents can enjoy shops, restaurants & even more entertainment. Beaches are about 20 min. away & the world-famous Siesta Key Beach is 45 min. The HOA fee covers the activity director, 24-hour Guard, cable TV, "high speed internet, 3 DVR boxes, all landscaping & maintenance, 2 dog parks, all recreational activities & maintenance. The HOA office is open 7 days/week. IW is a scenic community with its arched bridges & walking paths & more importantly, the community build-out is complete so you will not have any construction noise. Sarasota

Memorial Hospital is only 20 minutes away.
Make your appointment today to see this lovely home.

Built in 2019

Essential Information

MLS® #	N6135692
Price	\$580,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,865
Acres	0.17
Year Built	2019
Type	Residential
Sub-Type	Single Family Residence
Style	Coastal
Status	Sold
Property Taxes	5,848.00
Pet Size Limit	Extra Large (101+ Lbs.)
Minimum Lease	6 Months

Community Information

Address	13097 Rinella Street
Area	Venice
Subdivision	ISLANDWALK/THE WEST VLGS PH 7
City	VENICE
County	Sarasota
State	FL
Zip Code	34293-2775

Amenities

Amenities	Basketball Court, Cable TV, Clubhouse, Fence Restrictions, Fitness Center, Gated, Lobby Key Required, Optional Additional Fees, Pickleball Court(s), Playground, Pool, Recreation Facilities, Spa/Hot Tub, Tennis Court(s), Vehicle Restrictions
Parking	Driveway, Garage Door Opener, Golf Cart Parking, Ground Level, Tandem, Workshop in Garage

# of Garages	2
View	Garden, Trees/Woods, Water
Is Waterfront	Yes
Waterfront	Canal Front, Canal - Brackish

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Crown Molding, High Ceilings, In Wall Pest System, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Tray Ceiling(s), Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Exhaust Fan, Microwave, Range, Range Hood, Refrigerator, Washer
Heating	Electric
Cooling	Central Air, Mini-Split Unit(s)
# of Stories	1

Exterior

Exterior Features	Garden, Hurricane Shutters, Irrigation System, Lighting, Rain Gutters, Sidewalk, Sliding Doors
Lot Description	Cleared, Landscaped, Level, Private, Sidewalk
Roof	Tile
Foundation	Block, Slab

School Information

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

Additional Information

Date Listed	December 6th, 2024
Days on Market	268
Zoning	V

Listing Details

Listing Office	RE/MAX PALM REALTY OF VENICE
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