

\$329,900 - 12526 Somatic Court, VENICE

MLS® #N6136183

\$329,900

2 Bedroom, 2.00 Bathroom, 1,502 sqft

Residential on 0.08 Acres

SUNSTONE VLG F5 PHS 1A & 1B, VENICE,
FL

PRICE REDUCTION! Look no further! This better-than-new villa home is offered TURNKEY FURNISHED! Convenient to everything Wellen Park and the city of Venice offers, the geographical conveniences of this two-bedroom, two-bathroom, den/office villa home located in the desirable community of Sunstone are enough to earn a spot at the top of your list. Seconds after walking towards the impressive front entryway, you are welcomed in with a warm and neutral color palette throughout. The spacious foyer leads you into the light and bright living room, offering an inviting space filled with natural light. The villa's neutral wood-look tiles and light-filled spaces are enhanced with stylish furnishings and top-of-the-line light fixtures that create a warm and inviting atmosphere. The kitchen features light grey cabinetry, quartz countertops, pendant lighting, stainless steel appliances, and a large pantry and oversized island that makes meal preparation a breeze. A spacious dining room adjoins the kitchen, ideal for entertaining guests. The primary suite is a retreat, generous in size, offering a tray ceiling with crown molding, a walk-in closet, an ensuite bath with dual sinks, and a walk-in shower. The guest bedroom is conveniently located opposite the primary bedroom and offers plenty of space and privacy for visitors, with easy access to the guest bath. There is also a den/office with double glass doors that is separate from the main living area, offering



more privacy. Three (3) panel sliding glass doors lead to a comfortable lanai, offering beautiful sunset views. A separate laundry room and 2-car garage with an epoxy finish complete this charming residence. This lightly lived-in home is the perfect vacation home or forever home. From its position on a quiet, low-traffic street lined with sidewalks, this home is close to the natural beauty of Venice Island, Wellen Park, and numerous lakes and is convenient to beaches, fishing, marinas, shopping, and many restaurants. There is always plenty to do with a full-time on-site amenities director, two amenity campuses, a beautiful clubhouse, two resort-style pools with lap lanes, pickleball courts, fitness center, fire pit, playground, dog park, event lawn, and plenty of gathering areas. Live right around the corner from CoolToday Park, Marketplace, and Downtown Wellen Park. Don't let this charming home pass you by! Schedule your showing today!

Built in 2023

Essential Information

MLS® #	N6136183
Price	\$329,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,502
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Villa
Style	Florida
Status	Sold
Property Taxes	2,809.00
Minimum Lease	8-12 Months

Community Information

Address	12526 Somatic Court
Area	Venice
Subdivision	SUNSTONE VLG F5 PHS 1A & 1B
City	VENICE
County	Sarasota
State	FL
Zip Code	34293-4972

Amenities

Amenities	Cable TV, Clubhouse, Fitness Center, Gated, Pickleball Court(s), Playground, Pool, Recreation Facilities, Spa/Hot Tub
# of Garages	2
View	Garden

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Open Floorplan, Split Bedroom, Stone Counters, Tray Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Ice Maker, Microwave, Range, Refrigerator, Washer
Heating	Heat Pump
Cooling	Central Air

Exterior

Exterior Features	Hurricane Shutters, Irrigation System, Lighting, Rain Gutters, Sidewalk, Sliding Doors, Sprinkler Metered
Lot Description	Cul-De-Sac, In County, Landscaped, Near Golf Course, Near Marina, Sidewalk, Street Dead-End
Roof	Tile
Foundation	Block

School Information

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

Additional Information

Date Listed	January 5th, 2025
Days on Market	274
Zoning	V

Listing Details

Listing Office EXIT KING REALTY

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