

\$625,000 - 305 Rio Terra, VENICE

MLS® #N6136188

\$625,000

3 Bedroom, 2.00 Bathroom, 1,745 sqft

Residential on 0.14 Acres

BELLAGIO ON VENICE ISLAND, VENICE, FL

Welcome to 305 Rio Terra, a beautifully updated home in the highly sought-after Bellagio Community on Venice Island. This exceptional property blends modern luxury with Mediterranean charm, nestled in a private and exclusive neighborhood. The spacious Bari model offers three bedrooms and two bathrooms, thoughtfully designed with a split layout that ensures both comfort and privacy. Double French doors separate the owner's retreat from the guest bedrooms, creating a serene sanctuary for all.

At the heart of the home is the stunning kitchen, featuring 42-inch cabinetry, sleek quartz countertops, and high-end stainless-steel appliances. Whether preparing a meal or hosting guests, this kitchen provides the perfect blend of style and functionality. The versatile third bedroom is equipped with a built-in Murphy bed, allowing it to easily transition from a home office to a guest room.

Both bathrooms have been thoughtfully updated with elegant vanities and quartz countertops, maintaining a consistent modern aesthetic throughout the home. Recent upgrades include a brand-new roof (2024), a freshly painted home exterior (2024), a new air conditioner (2021), water heater (2019), and hurricane-rated windows, ensuring the home is secure, energy-efficient, and move-in ready.

Step outside to your private oasis—enjoy the



new screened-in lanai, perfect for outdoor relaxation, and the expansive paver area, ideal for entertaining family and friends. The oversized backyard offers ample space for a potential pool and is bordered by a private buffer for added seclusion.

The Bellagio Community boasts recently updated amenities, including a private clubhouse, a fully equipped fitness center, a resort-style pool, and courts for tennis and pickleball. With two gated entrances and access to natural gas, this community offers the perfect balance of luxury and convenience. It's rare to find an island property located in a favorable X Flood Zone and Evacuation D zone.

Located just minutes from Venice’s Historic Main Street, pristine Venice Beaches, and the scenic Legacy Bike Trail, 305 Rio Terra offers the best of island living.

Additionally, the current furnishings are available for purchase, making this home truly move-in ready. With its new roof, updated features, and unbeatable location, 305 Rio Terra is the perfect place to experience the Venice lifestyle at its finest!

Built in 2003

Essential Information

MLS® #	N6136188
Price	\$625,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,745
Acres	0.14
Year Built	2003
Type	Residential

Sub-Type	Single Family Residence
Style	Mediterranean
Status	Sold
Property Taxes	4,420.00
Minimum Lease	3 Months

Community Information

Address	305 Rio Terra
Area	Venice
Subdivision	BELLAGIO ON VENICE ISLAND
City	VENICE
County	Sarasota
State	FL
Zip Code	34285-2952

Amenities

Amenities	Clubhouse, Fitness Center, Gated, Lobby Key Required, Maintenance, Pickleball Court(s), Pool, Recreation Facilities, Security, Shuffleboard Court, Tennis Court(s)
Parking	Driveway, Garage Door Opener, Oversized
# of Garages	2
View	Garden, Trees/Woods

Interior

Interior Features	Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), Eating Space In Kitchen, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Stone Counters, Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
Heating	Central
Cooling	Central Air

Exterior

Exterior Features	Irrigation System, Lighting, Rain Gutters, Sidewalk, Sliding Doors
Lot Description	Conservation Area, City Lot, Landscaped, Sidewalk
Roof	Tile
Foundation	Slab

School Information

Elementary	Venice Elementary
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Middle	Venice Area Middle
High	Venice Senior High

Additional Information

Date Listed	January 5th, 2025
Days on Market	253
Zoning	RSF3

Listing Details

Listing Office	HOMESMART
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