

\$415,000 - 12837 Oriago Street, VENICE

MLS® #N6136214

\$415,000

2 Bedroom, 2.00 Bathroom, 1,611 sqft

Residential on 0.15 Acres

ISLANDWALK/THE WEST VLGS PH 5,
VENICE, FL

This spacious villa, with over 1600 square feet, features 2 bedrooms, a versatile office/flex room with doors, and 2 bathrooms. Nestled in the amenity-rich, resort-style community of Islandwalk, itâ€™s ready to welcome you! CDD is ONLY \$302.50! The really incredible extended lanai, enhanced by lush tropical landscaping and additional patio, provides a peaceful retreat where you can unwind in your own hot tub! Let's take a walk through this home, situated on a larger lot- the leaded glass front door floods natural light into your foyer, and gives you a sweeping view of the open-concept common areas. The kitchen, dining and living spaces all flow together to make entertaining a breeze. Pay special attention to the gorgeous stone countertops, additional cabinetry and large pantry in the kitchen. The primary suite at the rear of the home features dual walk-in closets, frameless glass shower door, a dual sink vanity and a linen closet. At the front of the home, the flex room/office, complete with French doors, can be utilized to fit your lifestyle and needs. The large guest bathroom and bedroom will make your company feel right at home! The full-size laundry room is very useful with additional cabinetry. The garage, with its epoxy floor and ample storage, completes this exceptional home. Other additions: STORM SMART SCREENS on the lanai, WATER SOFTENER, REVERSE OSMOSIS water system in the kitchen. Islandwalk is renowned as one of



VENICE'S largest and MOST DESIRED communities. With a full-time activity director, numerous events, clubs and activities, residents enjoy an active and social lifestyle. The community boasts 2 clubhouses, an event center, 2 resort-style pools, a lap pool, 12 pickleball courts, Har Tru tennis courts, dog park, playground, basketball court, miles of nature/biking trails. Venetian bridges and scenic water views complete this picturesque resort lifestyle. One of the great advantages of Islandwalk is that it doesn't require flood insurance and the entire community is maintenance-assisted. The Atlanta Braves Spring Training Stadium is just a short bike ride away, providing year-round events and activities for more than just sports enthusiasts. Another convenience is the completion of the new Downtown Wellen: Publix supermarket, restaurants, coffee places, shopping options, gas station and more! All of these amenities are just a short street-legal golf cart ride away. What are you waiting for? ENJOY the FLORIDA sunshine and relaxed lifestyle TODAY! Isn't it time to live the carefree lifestyle youâ€™ve always dreamed of?

Built in 2019

Essential Information

MLS® #	N6136214
Price	\$415,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,611
Acres	0.15
Year Built	2019
Type	Residential
Sub-Type	Villa
Status	Sold

Property Taxes	4,208.00
Minimum Lease	6 Months

Community Information

Address	12837 Oriago Street
Area	Venice
Subdivision	ISLANDWALK/THE WEST VLGS PH 5
City	VENICE
County	Sarasota
State	FL
Zip Code	34293-3554

Amenities

Amenities	Basketball Court, Cable TV, Clubhouse, Fence Restrictions, Fitness Center, Gated, Lobby Key Required, Park, Pickleball Court(s), Playground, Pool, Recreation Facilities, Spa/Hot Tub, Tennis Court(s), Trail(s)
# of Garages	2
View	Garden

Interior

Interior Features	Eating Space In Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer, Water Filtration System
Heating	Electric
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Irrigation System, Rain Gutters, Sidewalk, Sliding Doors
Roof	Tile
Foundation	Slab

School Information

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

Additional Information

Date Listed	January 17th, 2025
Days on Market	257
Zoning	V

Listing Details

Listing Office	COLDWELL BANKER REALTY
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