

# **\$355,000 - 12280 Wellen Golf Street 108, VENICE**

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MLS® #N6136440

**\$355,000**

3 Bedroom, 2.00 Bathroom, 1,313 sqft

Residential

WELLEN PARK GOLF AND COUNTRY CLUB, VENICE, FL

This lovely first floor condo is flooded with natural light and offers wonderful views of the 10th Fairway of the 18-hole Wellen Park Golf Course. With its desirable northwest exposure, you can relax comfortably on your lanai and watch the golfers in action. Included are 2 golf memberships, covered carport and assigned storage room (right near your front door), impact windows/sliding doors. This pet and golf cart-friendly community allows one-month minimum rentals, it's truly perfect for both permanent residents and vacationers. Inside, you'll find 9' ceilings, quartz countertops, diagonally set tile, upscale lighting and fans, and blackout shades in all bedrooms. The current owners have paid meticulous attention to cosmetic details, making this condo really special. The primary suite features dual walk-in closets and an ensuite bathroom with a walk-in shower. The guest bathroom, with dual sinks, tub, and shower, is conveniently located near the two guest bedrooms. One of these bedrooms includes a built-in lighted Queen Murphy bed/desk system. This brand-new community is counting down to the grand opening of its incredible country club, fitness center, day spa, tiki bar, and resort-style pool. The on-site restaurant is expected to open by the end of 2025 or early 2026. You'll also find pickleball, bocce, and tennis courts, a Pro Shop, a dog park, and two satellite pools within the community. Miles of paths for walking and biking in and around this



community. Golf enthusiasts will appreciate the personal golf bag storage provided for members. With all memberships sold out, this is quite the opportunity for you! The HOA covers water, cable/internet, exterior maintenance, reserves, use of all amenities, and more. You'll only need insurance for your contents. The Atlanta Braves Spring Training Stadium is just 2 miles away, offering year-round events and activities. The new Downtown Wellen, with its Publix supermarket, restaurants, coffee shops, shopping options, gas station, and more, is also nearby. Entertainment options within Wellen Park are endless, and all these amenities are just a short street-legal golf cart ride away. Englewood and Manasota Beaches await! Downtown Historic Venice is about 20 mins Northwest on 41. What are you waiting for? Enjoy the Florida sunshine and relaxed lifestyle today! Isn't it time to live the carefree lifestyle you've always dreamed of?

Built in 2024

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | N6136440    |
| Price          | \$355,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,313       |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Condominium |
| Status         | Sold        |
| Property Taxes | 4,672.00    |
| Minimum Lease  | 1 Month     |

**Community Information**

|         |                              |
|---------|------------------------------|
| Address | 12280 Wellen Golf Street 108 |
|---------|------------------------------|

|             |                                   |
|-------------|-----------------------------------|
| Area        | Venice                            |
| Subdivision | WELLEN PARK GOLF AND COUNTRY CLUB |
| City        | VENICE                            |
| County      | Sarasota                          |
| State       | FL                                |
| Zip Code    | 34293-6278                        |

### **Amenities**

|            |                                                                                                                                                   |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities  | Cable TV, Clubhouse, Fitness Center, Gated, Golf Course, Pickleball Court(s), Pool, Recreation Facilities, Spa/Hot Tub, Tennis Court(s), Trail(s) |
| Parking    | Assigned, Covered, Ground Level, Guest                                                                                                            |
| View       | Golf Course                                                                                                                                       |
| Waterfront | Lake                                                                                                                                              |

### **Interior**

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Stone Counters, Walk-In Closet(s), Window Treatments |
| Appliances        | Dishwasher, Disposal, Microwave, Range, Refrigerator                                                                                                       |
| Heating           | Electric                                                                                                                                                   |
| Cooling           | Central Air                                                                                                                                                |
| # of Stories      | 4                                                                                                                                                          |

### **Exterior**

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Irrigation System, Lighting, Rain Gutters, Sidewalk, Storage |
| Roof              | Tile                                                         |
| Foundation        | Slab                                                         |

### **School Information**

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

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 21st, 2025 |
| Days on Market | 236                |
| Zoning         | V                  |

### **Listing Details**

Listing Office

COLDWELL BANKER REALTY

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