

\$369,900 - 1841 Batello Drive, VENICE

MLS® #N6136443

\$369,900

2 Bedroom, 2.00 Bathroom, 1,574 sqft

Residential on 0.11 Acres

VENETIAN FALLS PH 1, VENICE, FL

This light and bright garden villa, located in the premier 55+ resort-style community of Venetian Falls, offers 2 bedrooms, a den, 2 full bathrooms, and a 2-car garage. As an end-unit Bella Vista model, it features abundant natural light from numerous windows and a peaceful lake view to enjoy from the screened lanai while watching visiting birds. The home boasts easy-to-maintain tile and laminate flooring throughout. The kitchen is designed for both style and function with Corian countertops, wood cabinets, a pantry, stainless steel appliances, a dining bar, and a cozy breakfast nook by the front window. The spacious primary suite includes two closets (one a large walk-in), a generous bedroom, and an ensuite bath with an updated frameless shower, double sink vanity, and a linen closet. A guest bedroom, guest bathroom, and den with a door for flexible use, plus a laundry room, complete the home. The HOA fee covers maintenance-free lawn care, internet, basic cable TV, and scheduled services such as roof power-washing, exterior painting, and mulching. Residents enjoy outstanding amenities, including an active clubhouse with a full-time activity director, a heated lap pool, spa, resistance walking pool, state-of-the-art fitness center, billiards room, arts-and-crafts space, bocce ball, and more. All this is just minutes from Gulf of Mexico beaches, shopping, dining, and historic Main Street Venice. A one-time \$1,000 buyer capital contribution applies. Don't miss this



wonderful opportunity!

Built in 2004

Essential Information

MLS® #	N6136443
Price	\$369,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,574
Acres	0.11
Year Built	2004
Type	Residential
Sub-Type	Villa
Status	Sold
Property Taxes	2,700.00
Minimum Lease	6 Months

Community Information

Address	1841 Batello Drive
Area	Venice
Subdivision	VENETIAN FALLS PH 1
City	VENICE
County	Sarasota
State	FL
Zip Code	34292-4633

Amenities

Amenities	Cable TV, Clubhouse, Fence Restrictions, Fitness Center, Gated, Pool, Recreation Facilities, Security, Spa/Hot Tub, Vehicle Restrictions
Parking	Garage Door Opener
# of Garages	2
View	Trees/Woods, Water

Interior

Interior Features	Ceiling Fan(s), Eating Space In Kitchen, Living Room/Dining Room Combo, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Walk-In Closet(s), Window Treatments
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Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air

Exterior

Exterior Features	Irrigation System, Lighting, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors
Lot Description	In County, Landscaped, Sidewalk
Roof	Tile
Foundation	Slab

Additional Information

Date Listed	February 12th, 2025
Days on Market	153
Zoning	RSF1

Listing Details

Listing Office	HOMESMART
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