

\$750,000 - 1206 Tuscany Boulevard, VENICE

MLS® #N6136523

\$750,000

4 Bedroom, 3.00 Bathroom, 2,620 sqft

Residential on 0.22 Acres

PELICAN POINTE GOLF & COUNTRY,
VENICE, FL

One or more photo(s) has been virtually staged. ALL IMPACT RESISTANT WINDOWS, SLIDERS, AND FRONT DOOR. This extraordinary Catalina model great room (3/4 bed, den, 3 bath) home, commands an elevated private lake setting. Thoughtfully and strategically designed, with whole-house hurricane rated windows (including double-front entry doors and all sliding doors), and an extraordinary amount of quality storage provided by closet systems and built-ins from interior to garage. Just a few of the homes many features: all bathrooms have quartz counters, kitchen has built-in oven with separate cooktop and convection/microwave oven, and built-in closet shelving in the den. Colored in warm tones of taupe, creme and chocolate brown, with volume 12' ceilings, tray and crown/moldings, handsome cabinets, porcelain tile and wood floors. Wall pocketing sliding glass doors merge its interior and exterior under screen spaces, effectively doubling the home's recreational footprint. The lanai has been masterfully finished, grounded by gorgeous marble stone pavers, multi-faceted under roof lounging areas and a spectacular Pebble-Tek heated pool and spa. The home's audio system, independently controlled by room whether inside or out, adds ambiance whether lounging poolside or entertaining. Together with maintenance of lawn care and high-speed internet and expanded cable service, residents enjoy a



vibrant lifestyle with 27 holes of semi-private golf, full social membership at the club, an active women's association with over 45 groups, fitness, dining, tennis, pickleball, heated pool, and 24/7 guard house. Just minutes away are the quaint shops, dining, beaches, biking/walking trails, fishing, performing arts center, cultural venues and other recreational activities of Historic Venice Island, burgeoning Wellen Park, and greater Sarasota County.

Built in 2005

Essential Information

MLS® #	N6136523
Price	\$750,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,620
Acres	0.22
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Sold
Property Taxes	6,317.00
Minimum Lease	3 Months

Community Information

Address	1206 Tuscany Boulevard
Area	Venice
Subdivision	PELICAN POINTE GOLF & COUNTRY
City	VENICE
County	Sarasota
State	FL
Zip Code	34292-6636

Amenities

Amenities	Cable TV, Clubhouse, Fence Restrictions, Fitness Center, Gated, Golf Course, Park, Pickleball Court(s), Pool, Recreation Facilities, Tennis Court(s), Vehicle Restrictions
Parking	Driveway, Oversized
# of Garages	2
View	Pool, Trees/Woods, Water
Is Waterfront	Yes
Waterfront	Lake Front
Has Pool	Yes

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Crown Molding, High Ceilings, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments
Appliances	Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air, Humidity Control

Exterior

Exterior Features	Hurricane Shutters, Irrigation System, Lighting, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors
Lot Description	In County, Landscaped, Level, Near Golf Course, Sidewalk
Roof	Tile
Foundation	Slab

School Information

Elementary	Garden Elementary
Middle	Venice Area Middle
High	Venice Senior High

Additional Information

Date Listed	January 22nd, 2025
Days on Market	249
Zoning	RSF3

Listing Details

Listing Office	MICHAEL SAUNDERS & COMPANY
----------------	----------------------------

All listing information is deemed reliable but not guaranteed and should be independently verified through personal

inspection by appropriate professionals. Listings displayed on this website may be subject to prior sale or removal from sale; availability of any listing should always be independently verified. Listing information is provided for consumer personal, non-commercial use, solely to identify potential properties for potential purchase; all other use is strictly prohibited and may violate relevant federal and state law. Listing data comes from My Florida Regional MLS DBA Stellar MLS.

Listing information last updated on October 29th, 2025 at 11:27am EDT