

# \$299,900 - 20227 Lagente Circle, VENICE

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MLS® #N6136617

**\$299,900**

3 Bedroom, 3.00 Bathroom, 1,949 sqft

Residential on 0.06 Acres

GRAN PARADISO, TWNHMS 1A, VENICE,  
FL

Welcome to this gently lived in, FULLY FURNISHED, WATERFRONT townhome in the beautiful, gated community of Gran Paradiso in Wellen Park. This impeccably maintained home has an EASTERN FACING LANAI where you can enjoy the sunrise with a cup of coffee and afternoon nap in the cool shade. This maintenance free townhome boasts 3 bedrooms, 2.5 baths and a one car garage with storage. Your kitchen has granite countertops and stainless steel appliances for your culinary pleasure. A breakfast bar and dining area makes for easy service and entertainment. The living room is bright with great lighting and plenty of space to enjoy a good movie. Crown molding and fresh paint adorn the walls. Upstairs you will find three spacious bedrooms and laundry closet. The primary bedroom has an ensuite bathroom and ample closet space. The upstairs hallway has hardwood flooring for a natural feel. The garage can fit a vehicle of your choosing and the owner has installed a ceiling storage unit which holds numerous plastic bins. The lanai has a wonderful view of the pond where you will see all types of wildlife. To reiterate, the lanai faces east and that is what you want when purchasing a townhome in Florida. Gran Paradiso is not just another community, can you say RESORT! It is a LIFESTYLE! Do you want to get involved? A fulltime lifestyle director plans a calendar full of events for all ages. Craft fairs, educational events, wine



tastings, cigar nights and cornhole tournaments. There is something for everyone. How about the resort style pool and clubhouse. The pool with its beach entry and crystal clear heated water in winter and a chiller in summer will refresh you. Talk about wow factor! The clubhouse is grand with rich architecture and majestic finishes. Here you will find a fitness facility, saunas, steam/massage rooms, billiard/card tables, aerobic/dance rooms, and your full time management team who are always at your service. PICKLEBALL, tennis, basketball and miles of bike paths. The HOA includes cable/tv, lawncare, irrigation and all amenities. Golf Cart Friendly--YES. Gated entries give your family security. GP has it all! The best schools, close to the beach, plenty of shopping and events galore. Downtown Wellen Park is a short bicycle ride away where you can enjoy live entertainment, restaurants and shops. Here you will find Americas favorite pastime, the home of The ATLANTA BRAVES Spring Training Facility. Go Braves! Play Ball! Downtown Venice and the GULF BEACHES are within a 10 minute drive. Have you ever tried shark tooth hunting? Come and check out this wonderful townhome. EASY LIVING at its finest!

Built in 2018

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | N6136617  |
| Price          | \$299,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,949     |
| Acres          | 0.06      |
| Year Built     | 2018      |

|                |               |
|----------------|---------------|
| Type           | Residential   |
| Sub-Type       | Townhouse     |
| Style          | Mediterranean |
| Status         | Sold          |
| Property Taxes | 5,992.00      |
| Minimum Lease  | 1 Month       |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 20227 Lagente Circle     |
| Area        | Venice                   |
| Subdivision | GRAN PARADISO, TWNHMS 1A |
| City        | VENICE                   |
| County      | Sarasota                 |
| State       | FL                       |
| Zip Code    | 34293-2861               |

### Amenities

|               |                                                                                                                                                                                                                                                                      |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Basketball Court, Cable TV, Clubhouse, Fence Restrictions, Fitness Center, Gated, Handicap Modified, Lobby Key Required, Maintenance, Pickleball Court(s), Playground, Pool, Recreation Facilities, Sauna, Security, Spa/Hot Tub, Tennis Court(s), Wheelchair Access |
| Parking       | Curb Parking, Driveway, Garage Door Opener, Guest                                                                                                                                                                                                                    |
| # of Garages  | 1                                                                                                                                                                                                                                                                    |
| View          | Water                                                                                                                                                                                                                                                                |
| Is Waterfront | Yes                                                                                                                                                                                                                                                                  |
| Waterfront    | Pond                                                                                                                                                                                                                                                                 |

### Interior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Living Room/Dining Room Combo, Primary Bedroom Upstairs, Solid Surface Counters, Thermostat, Walk-In Closet(s), Window Treatments |
| Appliances        | Disposal, Dryer, Electric Water Heater, Exhaust Fan, Ice Maker, Microwave, Range, Range Hood, Refrigerator, Washer                                |
| Heating           | Central, Electric                                                                                                                                 |
| Cooling           | Central Air                                                                                                                                       |
| # of Stories      | 2                                                                                                                                                 |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Irrigation System, Lighting, Sidewalk, Sliding Doors                 |
| Lot Description   | In County, Landscaped, Level, Near Golf Course, Near Public Transit, |

|            |                |
|------------|----------------|
|            | Sidewalk       |
| Roof       | Concrete, Tile |
| Foundation | Slab           |

### **School Information**

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

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 23rd, 2025 |
| Days on Market | 238                |
| Zoning         | V                  |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | CENTURY 21 SCHMIDT REAL ESTATE |
|----------------|--------------------------------|

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