

\$354,900 - 901 Triano Circle 901, VENICE

MLS® #N6136707

\$354,900

3 Bedroom, 2.00 Bathroom, 1,789 sqft

Residential on 12.56 Acres

TRIANO, VENICE, FL

One or more photo(s) has been virtually staged. PRICE IMPROVEMENT! FABULOUS FIRST FLOOR CONDO WITH ATTACHED 2 CAR GARAGE! Welcome to a tranquil oasis at the charming community of Triano! This is a stunning 3-bedroom, 2-bathroom home, complete with a spacious 2-car garage, nestled in a serene setting that overlooks a beautiful pond and golf course. The tranquil environment around the property offers picturesque views, making it an absolute delight for nature lovers and those seeking peace. Imagine waking up to breathtaking sunrises and relaxing evenings with spectacular sunsets, all from the comfort of your expansive screened-in lanai, where waterbirds frequent and the natural beauty of the area is always on display. One of the stand-out features of this home is its impressive floor plan. As one of the largest on the first floor, it provides ample space for both living and entertaining. Whether you are hosting a celebration or enjoying a quiet evening with family, the layout ensures everyone is comfortable and at ease. Your peace of mind is a top priority, which is why the home is equipped with hurricane impact windows and new accordion hurricane shutters. These upgrades provide an added layer of security and protection, allowing you to feel safe and secure no matter the weather. Step into the heart of the home – the kitchen, where newly installed appliances await your culinary creations. The entire



interior has been freshly painted, offering a clean and bright aesthetic, while brand-new carpeting in all the bedrooms adds a touch of warmth. The exterior has NEW TILE ROOFS, NEW GUTTERS, NEW PAINT. Every detail has been carefully considered to ensure that this home is truly move-in ready, blending comfort, style, and security seamlessly. The outdoor space is equally impressive, featuring a pool with cascading waterfalls that create a serene and inviting atmosphere. It's the perfect spot to unwind and enjoy the Florida sunshine. For those who prefer a leisurely stroll, the picturesque garden path surrounded by nature's beauty and additional waterfalls offers a peaceful retreat where you can relax and rejuvenate. At the heart of the community lies the elegant clubhouse, a hub for social gatherings and events. Whether it's a casual get-together with neighbors or a special occasion, the clubhouse provides a welcoming environment for all kinds of activities. Living at Triano means embracing a lifestyle of community, connection, and comfort, where there's always something happening and opportunities to make new friends and memories abound. Welcome to your new home at Triano, where every day feels like a vacation, and every moment is filled with beauty and tranquility. Here, you can enjoy the best of Florida lifestyle living! Golf, waterfalls, garden walks, resort like community! ADD THIS ONE TO YOUR VIEWING LIST!

Built in 2005

Essential Information

MLS® #	N6136707
Price	\$354,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2

Square Footage	1,789
Acres	12.56
Year Built	2005
Type	Residential
Sub-Type	Condominium
Style	Mediterranean
Status	Sold
Property Taxes	5,345.00
Pet Size Limit	Small (16-35 Lbs.)
Minimum Lease	3 Months

Community Information

Address	901 Triano Circle 901
Area	Venice
Subdivision	TRIANO
City	VENICE
County	Sarasota
State	FL
Zip Code	34292-6429

Amenities

Amenities	Cable TV, Clubhouse, Fitness Center, Gated, Maintenance, Pool
Parking	Driveway, Garage Door Opener, Ground Level, Guest, Off Street
# of Garages	2
View	Golf Course, Water
Is Waterfront	Yes
Waterfront	Pond

Interior

Interior Features	Cathedral Ceiling(s), Ceiling Fan(s), Eating Space In Kitchen, High Ceilings, In Wall Pest System, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Pest Guard System, Primary Bedroom Main Floor, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Ice Maker, Microwave, Range, Range Hood, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Hurricane Shutters, Irrigation System, Lighting, Rain Gutters
Lot Description	City Lot, Landscaped, Near Golf Course, On Golf Course
Roof	Tile
Foundation	Slab

School Information

Elementary	Laurel Nokomis Elementary
Middle	Venice Area Middle
High	Venice Senior High

Additional Information

Date Listed	January 23rd, 2025
Days on Market	250
Zoning	PUD

Listing Details

Listing Office	EXIT KING REALTY
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