

\$450,000 - 1807 San Trovaso Way, VENICE

MLS® #N6136778

\$450,000

3 Bedroom, 2.00 Bathroom, 1,668 sqft

Residential on 0.11 Acres

PELICAN POINTE, VENICE, FL

Live beautifully, perfectly at ease in comfort and style. Offered fully and beautifully furnished. New tile roof scheduled for installation and completion mid-April 2025. Virtually all appliances, HVAC, water heater replaced in the past 7-years. A picturebook whimsical lakeside view, where birds of flight - Pelicans, Cranes, Egrets, and Pink Spoonbills are a daily delight - framed by the 15th hole at the Preserve course and a treed preserve setting. High end finishes include slate-like tile floors, volume ceilings, crown mouldings (even in the garage), quartz counters, decorative recessed lighting, maple cabinets, ss appliances, counter height breakfast bar, walk-in closets and built-ins thoughtfully designed, strategically placed. The great room is huge with sliders to an extended underscreen lanai. Similarly, the primary bedroom en-suite opens to the lanai, the primary features including tray ceiling, walk-in closet, secondary closet, dual vanities, separate shower, garden tub and toilet closet. An office (or functioning as a 3rd bedroom) is outfitted with a built-in desk, cabinets and shelving. The 2nd bedroom and bath are situated away from the primary suite, providing total privacy for your guests. Together with maintenance of exterior grounds 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 the greater Sarasota Country area.

Built in 1998

Essential Information

MLS® #	N6136778
Price	\$450,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,668
Acres	0.11
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Status	Sold
Property Taxes	2,696.00
Minimum Lease	3 Months

Community Information

Address	1807 San Trovaso Way
Area	Venice
Subdivision	PELICAN POINTE
City	VENICE
County	Sarasota
State	FL
Zip Code	34285-4581

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, Garage Door Opener, Ground Level

# of Garages	2
View	Golf Course, Water
Waterfront	Lake

Interior

Interior Features	Ceiling Fan(s), Crown Molding, High Ceilings, Open Floorplan, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments
Appliances	Disposal, Dryer, Microwave, Range, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air, Humidity Control

Exterior

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

School Information

Elementary	Venice Elementary
Middle	Venice Area Middle
High	Venice Senior High

Additional Information

Date Listed	January 27th, 2025
Days on Market	205
Zoning	RSF3

Listing Details

Listing Office	MICHAEL SAUNDERS & COMPANY
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