

\$630,000 - 13194 Borrego Street, VENICE

MLS® #N6137053

\$630,000

3 Bedroom, 2.00 Bathroom, 1,641 sqft

Residential on 0.16 Acres

ISLANDWALK/THE WEST VLGS PH 8,
VENICE, FL

This stunning FULLY TURN KEY Abbeyville Model, built in December 2020, offers the perfect blend of luxury and comfort, featuring a heated saltwater pool and an enviable water-view homesite. The original owners spared no expense in selecting premium builder upgrades, investing over \$122,000—plus the site premium—to create a home that exudes quality. High-end selections include IMPACT GLASS windows (eliminating the need for shutters), a gourmet kitchen with KitchenAid appliances, and a four-foot garage extension for added space and functionality.

Beyond the builder upgrades, the sellers have enhanced the home with over \$40,000 in additional features, including a LARGE powered retractable AWNING over the pool deck and motorized hurricane fabric screens on the lanai for effortless storm protection. A custom screen-enclosed front entry, built-in closet shelving, PLANTATION SHUTTERS, upgraded fans and lighting add both style and convenience. The oversized garage is equally impressive, featuring an epoxy-finished floor, overhead storage racks, and extra shelving.

Situated in the highly sought-after Islandwalk at the West Villages—part of Wellen Park—this community stands out for its exceptional social and recreational amenities, thoughtfully designed by DiVosta to foster an



active and engaging lifestyle. No other development in the area matches its breadth of offerings.

Venice itself is a cultural gem, offering the charm of a coastal town with a vibrant arts scene. Home to its own symphony orchestra since 1974, performances now take place at the state-of-the-art Venice Performing Arts Center. The beloved Venice Theatre, one of the largest community theaters in the country, continues its proud tradition of excellence in its 50th year.

All of this is just minutes from shopping, medical services, fine and casual dining, pristine Gulf beaches, and easy access to I-75. This is more than a home—it's an invitation to experience the best of Venice living.

Built in 2020

Essential Information

MLS® #	N6137053
Price	\$630,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,641
Acres	0.16
Year Built	2020
Type	Residential
Sub-Type	Single Family Residence
Status	Sold
Property Taxes	8,748.00
Minimum Lease	6 Months

Community Information

Address	13194 Borrego Street
Area	Venice

Subdivision	ISLANDWALK/THE WEST VLGS PH 8
City	VENICE
County	Sarasota
State	FL
Zip Code	34293-1358

Amenities

# of Garages	2
Has Pool	Yes

Interior

Interior Features	Ceiling Fan(s), Crown Molding, Eating Space In Kitchen, Living Room/Dining Room Combo
Appliances	Built-In Oven, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Range Hood, Washer
Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Awning(s), Shade Shutter(s)
Roof	Tile
Foundation	Slab

Additional Information

Date Listed	February 6th, 2025
Days on Market	233
Zoning	V

Listing Details

Listing Office	COLDWELL BANKER REALTY
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