

\$359,900 - 2059 Batello Drive, VENICE

MLS® #N6137550

\$359,900

2 Bedroom, 2.00 Bathroom, 1,600 sqft

Residential on 0.11 Acres

VENETIAN FALLS PH 1, VENICE, FL

Enjoy lake views from this light and bright Bella-Vista garden villa, located in the premier 55+ resort-style community of Venetian Falls! As an end-unit model, it features abundant natural light from numerous windows and a peaceful lake view to enjoy from the screened lanai while watching visiting birds. The home is enhanced with beautiful engineered wood and ceramic tile flooring throughout, and elegant plantation shutters and crown molding. The kitchen is designed for both style and function with granite countertops, wood cabinets, a pantry, additional storage cabinets, dining bar, and a cozy breakfast nook by the front window. The spacious primary suite includes two closets (one a large walk-in), a large bedroom, and an ensuite bath with double sink vanity, shower, and a linen closet. A guest bedroom, guest bathroom, and den with a door for flexible use, plus a laundry room, complete the home. The HOA fee covers maintenance-free lawn care, internet, basic cable TV, and scheduled services such as roof power-washing, exterior painting, and mulching. Residents enjoy outstanding amenities, including an active clubhouse with a full-time activity director, a heated lap pool, spa, resistance walking pool, state-of-the-art fitness center, billiards room, arts-and-crafts space, bocce ball, and more. All this is just minutes from sunny beaches, shopping, dining, and historic Main Street Venice. A one-time \$1,000 buyer capital contribution applies. Don't miss out on this wonderful



home, located just across from the clubhouse!

Built in 2005

Essential Information

MLS® #	N6137550
Price	\$359,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,600
Acres	0.11
Year Built	2005
Type	Residential
Sub-Type	Villa
Status	Sold
Property Taxes	2,764.00
Minimum Lease	6 Months

Community Information

Address	2059 Batello Drive
Area	Venice
Subdivision	VENETIAN FALLS PH 1
City	VENICE
County	Sarasota
State	FL
Zip Code	34292-4631

Amenities

Amenities	Cable TV, Clubhouse, Fence Restrictions, Fitness Center, Gated, Pool, Recreation Facilities, Security, Spa/Hot Tub, Vehicle Restrictions
Parking	Garage Door Opener
# of Garages	2
View	Trees/Woods, Water

Interior

Interior Features	Ceiling Fan(s), Crown Molding, Eating Space In Kitchen, Living Room/Dining Room Combo, Open Floorplan, Solid Wood Cabinets, Walk-In Closet(s), Window Treatments
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Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air

Exterior

Exterior Features	Irrigation System, Lighting, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors
Lot Description	In County, Landscaped, Sidewalk
Roof	Tile
Foundation	Slab

Additional Information

Date Listed	March 3rd, 2025
Days on Market	210
Zoning	RSF1

Listing Details

Listing Office	HOMESMART
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