

\$449,000 - 12565 Canavese Lane, VENICE

MLS® #N6137889

\$449,000

4 Bedroom, 3.00 Bathroom, 1,899 sqft
Residential on 0.15 Acres

GRAN PARADISO PH 1, VENICE, FL

Stunning Home in Gran Paradiso with
Timeless Comforts:

Located in the popular Wellen Park
neighborhood, this beautiful 4-bedroom,
3-bath waterfront home in Gran Paradiso
offers the perfect blend of comfort,
functionality, and thoughtful design.

Spacious Interior and Thoughtful Design:
Spanning 1,899 sq. ft., this home features an
open-concept great room design with warm
wood-toned cabinetry, granite countertops,
and crown molding, adding charm and
elegance. The dining room is currently set up
as an office, showcasing its versatility for
various uses.

The primary suite includes a walk-in closet,
dual sinks, a soaking tub, and a walk-in
shower, creating a private retreat. Two guest
bedrooms share a Jack-and-Jill bathroom,
while the fourth bedroom features an ensuite
bathroom for added privacy, making it ideal for
guests or multi-generational living.

Recent Updates and Added Value:

A new hot water heater was installed in 2021
and comes with a transferable warranty for
added peace of mind. The HVAC system,
replaced in 2019, also includes a transferrable
warranty with four years remaining.

Additionally, a new dishwasher was installed in
2023, ensuring modern convenience in the
kitchen. The garage is equipped with a



convenient wash tub, perfect for cleaning up after outdoor activities or tackling household projects.

Scenic Outdoor Living and Storm-Ready

Features:

Sliding glass doors lead to a screened lanai, where you can relax and enjoy peaceful water views. The home is storm-ready with shutters for all openings, ensuring safety and protection during hurricane season.

Prime Location and Resort-Style Amenities:

Situated in the sought-after Gran Paradiso community, residents enjoy access to resort-style amenities, including a clubhouse, pool, fitness center, tennis and pickleball courts, and scenic walking and biking paths. Just 6.8 miles from Gulf Coast beaches and 1 mile from Downtown Wellen Park, this home offers the best of Florida living in a vibrant, walkable community.

Flood Zone Update for Added Value:

The owner has submitted to FEMA to update the elevation and remove the property from the flood zone. A Letter of Map Revision (LOMR) will be available, providing additional value and peace of mind for future homeowners.

Built in 2016

Essential Information

MLS® #	N6137889
Price	\$449,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,899
Acres	0.15
Year Built	2016

Type	Residential
Sub-Type	Single Family Residence
Style	Florida, Ranch, Mediterranean
Status	Sold
Property Taxes	7,705.00
Minimum Lease	3 Months

Community Information

Address	12565 Canavese Lane
Area	Venice
Subdivision	GRAN PARADISO PH 1
City	VENICE
County	Sarasota
State	FL
Zip Code	34293-4056

Amenities

Amenities	Basketball Court, Clubhouse, Fitness Center, Gated, Pickleball Court(s), Playground, Pool, Sauna, Spa/Hot Tub, Tennis Court(s)
Parking	Driveway, Garage Door Opener
# of Garages	2
View	Water
Is Waterfront	Yes
Waterfront	Lake Front

Interior

Interior Features	Ceiling Fan(s), Crown Molding, Eating Space In Kitchen, In Wall Pest System, Open Floorplan, Split Bedroom, Stone Counters, Thermostat, Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
Heating	Electric, Heat Pump
Cooling	Central Air

Exterior

Exterior Features	Hurricane Shutters, Irrigation System, Rain Gutters, Sidewalk, Sliding Doors
Lot Description	City Lot, Landscaped, Level, Sidewalk
Roof	Tile
Foundation	Slab

School Information

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

Additional Information

Date Listed	March 20th, 2025
Days on Market	196
Zoning	V

Listing Details

Listing Office	EXP REALTY LLC
----------------	----------------

All listing information is deemed reliable but not guaranteed and should be independently verified through personal inspection by appropriate professionals. Listings displayed on this website may be subject to prior sale or removal from sale; availability of any listing should always be independently verified.Listing information is provided for consumer personal, non-commercial use, solely to identify potential properties for potential purchase; all other use is strictly prohibited and may violate relevant federal and state law.Listing data comes from My Florida Regional MLS DBA Stellar MLS.

Listing information last updated on November 5th, 2025 at 12:56pm EST