

# **\$249,000 - 934 Wexford Boulevard 934, VENICE**

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MLS® #N6138009

**\$249,000**

2 Bedroom, 2.00 Bathroom, 997 sqft

Residential

NINTH FAIRWAY, VENICE, FL

Welcome home to this beautifully updated and turnkey furnished two-bedroom, two-bath condominium on the third floor of a well-maintained four-story building with elevators. Enjoy panoramic views of a serene lake and lush golf course in a prestigious golf course community in Plantation, Venice. Here, you can savor resort-style living without the obligation to play golf or maintain a golf membership. Step inside to an open-concept living and dining area, where natural light accentuates modern updates throughout. The new kitchen boasts quartz countertops and sleek finishes ideal for everyday meals and entertaining. New carpet, luxury vinyl flooring, updated baths, a new washer and dryer, and a new water heater ensure a fresh, move-in-ready feel plus a new electric panel box will be installed. Wake up to breathtaking views from the serene primary suite, which shares the same stunning scenery as the living room and has access to the balcony and features a beautifully renovated en-suite bath, thoughtfully designed with modern finishes and the convenience of a stacked washer and dryer. The guest bedroom is on the opposite side of the condominium for added privacy and is designed for comfort and functionality. It includes a stylish Murphy bed, allowing the room to easily transform from a cozy sleeping area to an open, multi-purpose space as needed. Relax on your private balcony while taking in breathtaking views over the lake and fairways. The complex offers a refreshing pool



and a cozy clubhouse for casual gatherings, while optional memberships provide access to a full-service clubhouse featuring restaurants, expansive dining options, a state-of-the-art fitness center with instructors, a studio, tennis courts and more. Ideally located, this condominium is just minutes from premier shopping, diverse dining options and stunning sandy beaches. It is also close to the vibrant Wellen Park area with its array of restaurants, shops and even the nearby Atlanta Braves ballpark, ensuring endless entertainment and convenience. Don't miss your chance to experience modern living in one of Venice's most desirable communities. Schedule your showing today and discover the ideal blend of comfort, style and location!

Built in 1989

**Essential Information**

|                |                    |
|----------------|--------------------|
| MLS® #         | N6138009           |
| Price          | \$249,000          |
| Bedrooms       | 2                  |
| Bathrooms      | 2.00               |
| Full Baths     | 2                  |
| Square Footage | 997                |
| Year Built     | 1989               |
| Type           | Residential        |
| Sub-Type       | Condominium        |
| Status         | Sold               |
| Property Taxes | 2,454.00           |
| Pet Size Limit | Small (16-35 Lbs.) |
| Minimum Lease  | 1 Month            |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 934 Wexford Boulevard 934 |
| Area        | Venice                    |
| Subdivision | NINTH FAIRWAY             |
| City        | VENICE                    |

|          |            |
|----------|------------|
| County   | Sarasota   |
| State    | FL         |
| Zip Code | 34293-4326 |

### Amenities

|               |                    |
|---------------|--------------------|
| Amenities     | Clubhouse, Pool    |
| Parking       | Assigned, Guest    |
| View          | Golf Course, Water |
| Is Waterfront | Yes                |
| Waterfront    | Lake Front         |

### Interior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Elevator, Living Room/Dining Room Combo, Open Floorplan, Solid Wood Cabinets, Stone Counters, Walk-In Closet(s), Window Treatments |
| Appliances        | Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer                                                         |
| Heating           | Central, Electric                                                                                                                                  |
| Cooling           | Central Air                                                                                                                                        |
| # of Stories      | 4                                                                                                                                                  |

### Exterior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Irrigation System, Lighting, Outdoor Grill, Outdoor Shower, Rain Gutters, Sidewalk, Sliding Doors, Storage, Tennis Court(s) |
| Roof              | Tile                                                                                                                        |
| Foundation        | Block, Slab                                                                                                                 |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 185              |
| Zoning         | RSF2             |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | PREMIER SOTHEBYS INTL REALTY |
|----------------|------------------------------|

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Listing information last updated on November 3rd, 2025 at 12:28pm EST