

\$379,900 - 11343 Bertolini Drive, VENICE

MLS® #N6138420

\$379,900

2 Bedroom, 2.00 Bathroom, 1,703 sqft

Residential on 0.16 Acres

VENETIAN FALLS PH 3, VENICE, FL

Enjoy shimmering LAKE VIEWS from this beautifully maintained paired-villa featuring two bedrooms plus a den, located in the highly desirable 55+ resort-style community of Venetian Falls. With an UPDATED ROOF, a GENERATOR with transfer box, and ACCORDION STORM SHUTTERS this home offers year-round comfort and peace of mind. Inside, the kitchen features granite countertops, stone sink, a ceiling fan, a skylight that fills the space with natural light, and a charming dining area. The open layout flows into the EXTENDED, SCREENED OUTDOOR LIVING SPACE—perfect for relaxing, soaking in the tranquil lake view, and watching birds visit the water’s edge. The Primary Suite offers lake views, a huge walk-in closet, and a spacious bathroom with dual sinks, a Roman shower, skylight, and a private water closet. Thoughtfully designed for privacy, the guest bedroom and bath are located on the opposite side of the home. Elegant plantation shutters, mahogany front door with oval glass insert, and PRO-TILE FINISH on the lanai and front entrance, complete the home. Venetian Falls is known for its exceptional amenities, including a resort-style clubhouse, a heated lap pool and spa, a resistance-walking pool, a fully equipped fitness center, a billiards room, bocce courts, and a full-time activities director, all managed by an on-site team. The reasonable HOA fee covers lawn maintenance, irrigation, roof pressure washing,



exterior paint, internet, and basic cable”plus, there’s no CDD fee. Conveniently located just minutes from beautiful Gulf Coast beaches, shopping, dining, and Venice’s vibrant historic district, this home offers the perfect combination of comfort, convenience, and resort-style living. Don’t miss your chance to make it yours!

Built in 2006

Essential Information

MLS® #	N6138420
Price	\$379,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,703
Acres	0.16
Year Built	2006
Type	Residential
Sub-Type	Villa
Status	Sold
Property Taxes	2,670.00
Minimum Lease	6 Months

Community Information

Address	11343 Bertolini Drive
Area	Venice
Subdivision	VENETIAN FALLS PH 3
City	VENICE
County	Sarasota
State	FL
Zip Code	34292-4645

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	Water

Interior

Interior Features	Ceiling Fan(s), Eating Space In Kitchen, Open Floorplan, Skylight(s), Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air

Exterior

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

Additional Information

Date Listed	April 15th, 2025
Days on Market	83
Zoning	RSF1

Listing Details

Listing Office	HOMESMART
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