

\$799,900 - 13202 Borrego Street, VENICE

MLS® #N6138542

\$799,900

4 Bedroom, 3.00 Bathroom, 2,928 sqft

Residential on 0.16 Acres

ISLANDWALK AT WEST VILLAGES,
VENICE, FL

This stunning Summerwood model in IslandWalk offers nearly 3,000 square feet of thoughtfully designed living space and is one of the last homes built on a newer street in the community. Located in the heart of Venice, Florida, IslandWalk is a gated, Tuscan-inspired, resort-style community known for its vibrant lifestyle and top-tier amenities.

Built in 2021, this beautifully upgraded home features 4 bedrooms, a den/office, 3 full bathrooms, and a spacious upstairs loft—perfect for multi-generational living or hosting guests. The open-concept floor plan is filled with natural light and showcases stylish tile flooring throughout, soaring ceilings, and elegant custom finishes.

The gourmet kitchen is a standout, equipped with 42" white cabinetry, under-cabinet lighting, quartz countertops, a marble backsplash, KitchenAid stainless steel appliances including a built-in oven and cooktop, and a reverse osmosis water system. A large island offers the ideal space for casual dining or entertaining.

The primary suite on the main level boasts a custom walk-in closet system and a luxurious ensuite bath with dual vanities and a glass-enclosed walk-in shower. Two additional bedrooms and a den offer flexibility, while the



upstairs loft features a private guest suite and full bathroom. There's also bonus storage space tucked beneath the staircase.

Outdoor living is at its best here with zero-corner sliding glass doors that open up to an oversized, screened lanai overlooking peaceful water views. Enjoy the heated saltwater pool and spa, Storm Smart hurricane screens, and a spacious lounge area—perfect for relaxing or entertaining year-round. A screened front porch provides a welcoming entrance, while the extended and widened driveway and walkway add to the home's curb appeal.

Additional upgrades include accordion hurricane shutters on all windows, a whole-house water softener and filtration system, custom built-ins in the kitchen pantry and primary closet, plantation shutters on all windows, and a built-in laundry area complete with quartz countertops, stainless steel undermount sink, Whirlpool front-load washer and dryer, and plenty of cabinet storage.

The garage is equally impressive, featuring epoxy floors, an insulated door, custom storage racks, and a mini-split A/C unit for year-round comfort.

Located just minutes from Wellen Park, CoolToday Park, downtown Venice, world-class beaches, shopping, dining, and the new Costco, this home offers the ultimate combination of luxury, location, and lifestyle. Plus, it's NOT located in a flood zone and has a low CDD fee.

The IslandWalk HOA includes grounds maintenance, cable, Wi-Fi, access to all community amenities, and 24-hour guard-gated security.

Built in 2021

Essential Information

MLS® #	N6138542
Price	\$799,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,928
Acres	0.16
Year Built	2021
Type	Residential
Sub-Type	Single Family Residence
Style	Florida
Status	Sold
Property Taxes	10,943.00
Minimum Lease	6 Months

Community Information

Address	13202 Borrego Street
Area	Venice
Subdivision	ISLANDWALK AT WEST VILLAGES
City	VENICE
County	Sarasota
State	FL
Zip Code	34293-1360

Amenities

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

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Eating Space In Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window
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	Treatments
Appliances	Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Kitchen Reverse Osmosis System, Microwave, Range Hood, Refrigerator, Washer, Water Filtration System, Water Softener
Heating	Central, Electric
Cooling	Central Air
# of Stories	2

Exterior

Exterior Features	Hurricane Shutters, Irrigation System, Lighting, Rain Gutters, Sidewalk, Sliding Doors, Sprinkler Metered
Lot Description	In County, Landscaped, Sidewalk
Roof	Tile
Foundation	Slab

School Information

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

Additional Information

Date Listed	April 22nd, 2025
Days on Market	104
Zoning	V

Listing Details

Listing Office	CORNERSTONE R.E OF SW FL
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Listing information last updated on October 28th, 2025 at 2:57pm EDT