

\$335,000 - 2104 Batello Drive, VENICE

MLS® #N6139007

\$335,000

2 Bedroom, 2.00 Bathroom, 1,453 sqft

Residential on 0.08 Acres

VENETIAN FALLS PH 1, VENICE, FL

MAKE AN OFFER ON THIS WATERVIEW
EXTENDED LANAI VILLA TODAY! Priced to
SELL and MOVE IN READY: MOTVATED
SEELER must leave to help family! !

Furniture package available. This gem has a
tranquil water view via EXTENDED LANAI,
STAINLESS STEEL APPLIANCES, A
MURPHY BED IN OFFICE/FLEX ROOM,
OPEN FLOOR PLAN AND A NEW PULL
DOWN WALK THROUGH GARAGE
SCREEN, LONIZER AIR PURIFIER, CROWN
MOLDING, GRANITE COUNTERTOPS,
DESIGNER TILE BACKSPLASH, just to name
a few! This 2/2 with den is in a well-known
friendly gated community with a terrific fun and
active social environment offers a
maintenance free lifestyle, with HOA fees
covering on-site management, lawn care,
internet, basic cable TV, and regular
scheduling of roof power-washing, exterior
paint, and mulch. You'll have more time than
ever to indulge in the resort-style community
amenities, which include a heated lap pool,
spa, resistance walking pool, and a
state-of-the-art exercise facility. Gather with
friends in the active clubhouse, engage in a
friendly game of bocce ball, or unleash your
creativity in the arts-and-crafts room “ with a
full-time activity director, there's always
something fun to do! Located just minutes
from historic Venice, sun-soaked Gulf Coast
beaches, premier shopping, delectable
restaurants, and the charm of theater and free
concerts at Centennial Park. This great



location truly offers the best of Florida living.
Light and Bright - this gem is
MOVE-IN-READY with a FURNITURE
PACKAGE AVAILABLE! Schedule your
showing TODAY!

Built in 2005

Essential Information

MLS® #	N6139007
Price	\$335,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,453
Acres	0.08
Year Built	2005
Type	Residential
Sub-Type	Villa
Style	Florida
Status	Sold
Property Taxes	1,976.00
Minimum Lease	6 Months

Community Information

Address	2104 Batello Drive
Area	Venice
Subdivision	VENETIAN FALLS PH 1
City	VENICE
County	Sarasota
State	FL
Zip Code	34292-4641

Amenities

Amenities	Clubhouse, Fitness Center, Gated, Handicap Modified, Maintenance, Pool, Racquetball
Parking	Driveway, Ground Level
# of Garages	2
View	Water

Interior

Interior Features	Ceiling Fan(s), Eating Space In Kitchen, Living Room/Dining Room Combo, Open Floorplan, Solid Wood Cabinets, Split Bedroom, Thermostat, Window Treatments
Appliances	Disposal, Dryer, Electric Water Heater, Range, Refrigerator, Washer
Heating	Electric
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Irrigation System, Sidewalk, Sliding Doors
Lot Description	Landscaped
Roof	Tile
Foundation	Slab

School Information

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

Additional Information

Date Listed	May 24th, 2025
Days on Market	88
Zoning	RSF1

Listing Details

Listing Office	APERTURE GLOBAL REAL ESTATE
----------------	-----------------------------

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 4th, 2025 at 6:54pm EST