

\$850,000 - 412 Arborview Lane, VENICE

MLS® #TB8354162

\$850,000

3 Bedroom, 2.00 Bathroom, 2,841 sqft

Residential on 0.23 Acres

SAWGRASS, VENICE, FL

This diligently maintained *TURNKEY* home located in the highly sought after Sawgrass golf community (Waterford Golf Course) is truly a must see! Waterfront and located minutes from the sandy beaches of Venice Island, this beautiful home boasts 2841 sq ft of expansive living space with 3 bedrooms, 2 bathrooms, dedicated office, sparkling pool & spa (which includes a water 'top off' system controlling evaporation), and an extended screened lanai for your largest gatherings of family & friends. As you approach this meticulous home you will be welcomed by the lush, low maintenance landscape. Upon entering the foyer through the double leaded glass doors, the naturally filtered lighting, soaring ceilings, plantation shutters, crown molding, substantially sized baseboards, engineered hardwood flooring and expansive water views will take your breath away. Enjoy the peace of mind that comes along with a non-flood zone rating, (both) motorized and panel storm shutters and a motorized impact curtain on the lanai. The 'Chef's Kiss' kitchen includes a dedicated eat-in area, an abundance of solid wood cabinets including a slide-out pantry, large island, breakfast bar, stainless steel appliances including a double wall oven, granite countertops, and an additional stand alone pantry. The oversized master quarters includes broad water views, sitting area, ensuite with double vanities, beautifully tiled stand alone shower, jetted soaking tub, and 2 far reaching walk-in closets



with built-in organization. Rounding out this superb home are 2 additional bedrooms, an additional bathroom, a devoted laundry room with utility sink, and a 2+ car garage with overhead storage shelving and built-in cabinetry. ADDL HOME AMENITIES: ALL FURNITURE WILL REMAIN WITH THE HOME FOR THE BUYER'S CONVENIENCE (wall artwork does not convey), 12' & 10' ceilings, double screened front door, and central vacuum system. COMMUNITY AMENITIES: No CDD, low HOA fees, access to 3 golf courses including the Waterford (Sawgrass) Golf Course designed by Ted MC Antis, clubhouse with meeting rooms and active social calendar, resort style pool, fitness center, tennis & pickleball, natural preserves, wildlife including Bald Eagles, and so much more.

Built in 2002

Essential Information

MLS® #	TB8354162
Price	\$850,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,841
Acres	0.23
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Sold
Property Taxes	5,797.00
Minimum Lease	No Minimum

Community Information

Address	412 Arborview Lane
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Area	Venice
Subdivision	SAWGRASS
City	VENICE
County	Sarasota
State	FL
Zip Code	34292-5310

Amenities

Parking	Driveway
# of Garages	2
View	Golf Course, Trees/Woods, Water
Is Waterfront	Yes
Waterfront	Pond
Has Pool	Yes

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Chair Rail, Crown Molding, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Walk-In Closet(s)
Appliances	Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer
Heating	Electric
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Hurricane Shutters, Irrigation System, Outdoor Shower, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors
Lot Description	Cul-De-Sac, On Golf Course, Sidewalk
Roof	Tile
Foundation	Slab

Additional Information

Date Listed	February 27th, 2025
Days on Market	153
Zoning	PUD

Listing Details

Listing Office	KELLER WILLIAMS SUBURBAN TAMPA
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