

12379 AMICA LOOP VENICE FL 34293

<https://candiscarmichael.com>



RARE PRIVATE POOL home with peaceful conservation views in the gated community of Gran Paradiso, featuring a 24-hour manned gate for true lock-and-leave peace of mind. Whether you're searching for a winter retreat, relocating, working remotely or looking for your Florida home, this residence offers privacy, flexibility, and low-maintenance resort living. The screened lanai showcases [...]

- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 1568 sq ft



Courtesy of

Listing Office: REAL BROKER, LLC

Status: Active

Office ID: MFR805521714

MLS ID: MFRTB8481753



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



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THE STANDARD OF EXCELLENCE

Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8481753>

Basics

Bathrooms Full: 2

Category: Villa

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 1568 sq ft

Year built: 2021

SubdivisionName: GRAN PARADISO PH 1

GarageSpaces: 2

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 5233 sq ft

View: Trees/Woods

ListOfficeName: REAL BROKER, LLC

ListAOR: mfrmls

Location Details

Township: 39S

Road Surface Type: Paved

Property Features



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Interior Features: Ceiling Fans(s), Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Window Treatments

Flooring: Carpet, Ceramic Tile

Pool Private YN: Yes

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Hurricane Shutters, Sidewalk, Sliding Doors

Utilities: BB/HS Internet Available, Electricity Connected, Public, Sewer Connected, Underground Utilities, Water Connected

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Ice Maker, Microwave, Refrigerator, Washer

Laundry Features: Electric Dryer Hookup, Inside

Pool Features: Auto Cleaner, Chlorine Free, Heated, In Ground, Lighting, Salt Water, Screen Enclosure

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Tile

View: Trees/Woods

Sewer: Public Sewer

Heating: Central

Lot Features: Sidewalk

Property Details

Subdivision Name: GRAN PARADISO PH 1

Levels: One

Builder Name: Lennar

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 0777021169

Direction Faces: Southeast

Builder Model: Orchid

Construction Materials: Stucco

Association Information



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Association YN: Yes

Association Fee Frequency:
Quarterly

Association Amenities:
Clubhouse, Fitness Center, Gated,
Pickleball Court(s), Playground,
Pool, Tennis Court(s)

Association Fee: 447.31

Association Fee Includes: Guard - 24 Hour, Cable TV,
Pool, Escrow Reserves Fund, Maintenance Structure,
Maintenance Grounds, Management, Recreational
Facilities, Security

Community Features: Clubhouse, Community Mailbox,
Fitness Center, Gated Community - Guard, Golf Carts OK,
Playground, Pool, Sidewalks, Tennis Court(s)

Fees&Taxes

Tax Year: 2025

**Tax Other Annual Assessment
Amount:** 1727

Tax Lot: 1169

Tax Annual Amount: \$7,088

Tax Legal Description: LOT 1169, GRAN PARADISO
PH 5-B, PB 51 PG 182-189

Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	13x14	First	14	13
Primary Bathroom		First		
Kitchen		First		
Living Room	15x22	First	22	15
Dining Room	13x10	First	10	13
Den	13x11	First	11	13
Bedroom 2	11x11	First	11	11
Bathroom 2		First		

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

CommunityFeatures: Clubhouse, Community Mailbox, Fitness Center, Gated Community - Guard, Golf Carts OK, Playground, Pool, Sidewalks, Tennis Court(s)

PoolFeatures: Auto Cleaner, Chlorine Free, Heated, In Ground, Lighting, Salt Water, Screen Enclosure

Features: Ceiling Fans(s), Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Window Treatments

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Hurricane Shutters, Sidewalk, Sliding Doors

Utilities: BB/HS Internet Available, Electricity Connected, Public, Sewer Connected, Underground Utilities, Water Connected

Amenities: Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Ice Maker, Microwave, Refrigerator, Washer

Building Details

NewConstructionYN: No

Exterior material: Stucco

Heating: Central

Roof: Tile

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Other Equipment: Irrigation Equipment

Showing Requirements: Supra Lock Box, Appointment Only, Gate Code Required, See Remarks



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