

12734 SHIMMERING OAK CIRCLE VENICE FL 34293

<https://candiscarmichael.com>



Enjoy peaceful pond views and glowing sunsets from the front porch of this picture-perfect cottage, ideally situated on a desirable corner lot within the gated, resort-style Grand Palm community. This impeccably maintained two-bedroom, two-bath home with an attached two-car garage is spotless, move-in ready, and filled with abundant natural light throughout. Inside, the open and [...]

- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1255 sq ft



Courtesy of

Listing Office: REAL BROKER, LLC

Status: Active

Office ID: MFR805521714

MLS ID: MFRA4677911



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/A4677911>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 1255 sq ft

Year built: 2017

SubdivisionName: GRAND PALM PH 1A

GarageSpaces: 2

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 3976 sq ft

View: Trees/Woods, Water

ListOfficeName: REAL BROKER, LLC

ListAOR: mfrmls

Location Details

Township: 39

Road Surface Type: Asphalt

Property Features



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Interior Features: Cathedral Ceiling(s), Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

Flooring: Carpet, Tile

Patio And Porch Features: Covered, Front Porch

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Hurricane Shutters, Lighting, Sidewalk

Utilities: Electricity Connected, Public

View: Trees/Woods, Water

Sewer: Public Sewer

Heating: Central

Lot Features: Landscaped, Level, Sidewalk

Appliances: Cooktop, Dishwasher, Dryer, Ice Maker, Microwave, Range, Refrigerator, Washer

Laundry Features: Inside

Parking Features: Driveway, Garage Door Opener, Guest

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Vegetation: Mature Landscaping

Water Source: Public

Cooling: Central Air, Attic Fan

Furnished: Unfurnished

Property Details

Subdivision Name: GRAND PALM PH 1A

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA

Parcel Number: 0757080032

Direction Faces: North

Construction Materials: Block

Association Information

Association YN: Yes

Association Fee Frequency: Quarterly

Community Features: Buyer Approval Required, Clubhouse, Dog Park, Fitness Center, Gated Community - No Guard, Park, Playground, Pool, Sidewalks

Association Fee: 460

Association Amenities:
Pool



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Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$4,262

Tax Other Annual Assessment Amount: 505

Tax Legal Description: LOT 984, GRAND PALM PHASE 1A (A), PB 49 PG 47

Tax Lot: 984

Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	9x13	First	13	9
Living Room		First		
Primary Bedroom		First		

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Buyer Approval Required, Clubhouse, Dog Park, Fitness Center, Gated Community - No Guard, Park, Playground, Pool, Sidewalks

Utilities: Electricity Connected, Public

Amenities: Cooktop, Dishwasher, Dryer, Ice Maker, Microwave, Range, Refrigerator, Washer

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air, Attic Fan

ExteriorFeatures: Hurricane Shutters, Lighting, Sidewalk

Features: Cathedral Ceiling(s), Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

Building Details

NewConstructionYN: No

Exterior material: Block

Parking: Driveway, Garage Door Opener, Guest

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Vacant

Showing Requirements: Supra Lock Box, Gate Code Required, Lock Box Electronic, ShowingTime



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