#### 13164 RINELLA STREET VENICE FL 34293

https://candiscarmichael.com









Looking to trade in your snow shovel for resort style living at Islandwalk in Venice Florida. Then take a look at this well maintained 3 bedroom 2 bath Abbeyville model built by Divosta. This meticulously maintained home (only one owner) has been used as a seasonal home, (6-8 weeks a year). The open-concept floor plan [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1641 sq ft

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## **Courtesy of**

**Listing Office:** EXP REALTY LLC **Office ID:** MFR261010944

Status: Active MLS ID: MFRN6140212



#### Call us now

Phone: 727-888-3292



## **Description**

Virtual Tour: https://www.propertypanorama.com/instaview/stellar/N6140212

## **Basics**

Bathrooms Full: 2 Date added: Added 5 hours ago

Category: Single Family Residence Type: Residential

Bedrooms: 3 beds Bathrooms: 2 baths

Area, sq ft: 1641 sq ft Lot size, sq ft: 8259 sq ft

Year built: 2020 View: Trees/Woods

SubdivisionName: ISLANDWALK/THE WEST VLGS PH 7 ListOfficeName: EXP REALTY LLC

Floors: 1 floor

GarageSpaces: 2 ListAOR: mfrmls

#### **Location Details**

Half baths: 0 half baths

**Township:** 40S **Road Surface Type:** Asphalt

## **Property Features**





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**Interior Features:** Ceiling Fans(s), In Wall Pest System, Living Room/Dining Room Combo, Open Floorplan, Walk-In Closet(s), Window Treatments

Flooring: Luxury Vinyl, Tile

Patio And Porch Features: Covered, Patio

**Attached Garage YN:** Yes

Pets Allowed: Yes

Roof: Tile

View: Trees/Woods

Sewer: None

**Heating:** Electric

Lot Features: Near Golf Course, Private

**Appliances:** Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Freezer, Microwave, Refrigerator, Tankless Water

Heater, Washer

**Laundry Features:** Laundry Room

Garage YN: Yes

**Garage Spaces:** 2

**Exterior Features: Other** 

**Utilities:** Public

Water Source: Public Cooling: Central Air

Furnished: Negotiable

# **Property Details**

Subdivision Name: ISLANDWALK/THE WEST VLGS PH Parcel Number: 0801120161

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Levels: One Direction Faces: Northeast

Builder Name: DiVosta Builder Model: Abbeyville

Foundation Details: Slab Construction Materials: Block, Stucco

Listing Terms: Cash, Conventional, FHA, VA Loan

### **Association Information**





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**Association YN:** Yes

**Association Fee Frequency:** 

Annually

Association Amenities: Cable TV, Clubhouse, Fitness Center, Gated, Park, Pickleball Court(s), Pool, Racquetball, Recreation Facilities, Security, Shuffleboard Court, Spa/Hot Tub, Tennis Court(s), Trail(s)

**Association Fee:** 4419

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

**Community Features:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Community Mailbox, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Irrigation-Reclaimed Water, Park, Pool, Racquetball, Tennis Court(s)

#### Fees&Taxes

**Tax Year: 2024** 

**Tax Other Annual Assessment** 

Amount: 466

**Tax Lot:** 161

**Tax Annual Amount:** \$7,398

Tax Legal Description: LOT 161, ISLANDWALK AT THE

WEST VILLAGES PH 7, PB 52 PG 443-453

#### Rooms





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Room type	Dimensions	Level	Length	Width
Primary Bedroom	12x14	First	14	12
Bathroom 2	12x11	First	11	12
Bathroom 3	12x10	First	10	12
Kitchen	10x15	First	15	10
Balcony/Porch/Lanai	12x10	First	10	12
Great Room	14x18	First	18	14
Dining Room	10×10	First	10	10

### **Amenities & Features**

Waterfront available: No GarageYN: Yes

AttachedGarageYN: Yes FireplaceYN: No

PoolPrivateYN: No Cooling: Central Air

**CommunityFeatures:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Community Mailbox, Dog Park, Fitness Center, Gated Community - Guard, Golf

Carts OK, Irrigation-Reclaimed Water, Park, Pool,

Racquetball, Tennis Court(s)

**Utilities:** Public

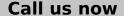
Cooling: Central Air
ExteriorFeatures: Other

Features: Ceiling Fans(s), In Wall Pest System, Living Room/Dining Room Combo, Open Floorplan, Walk-In Closet(s), Window

**Treatments** 

**Amenities:** Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Freezer, Microwave, Refrigerator, Tankless Water Heater, Washer





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# **Building Details**

NewConstructionYN: No Heating: Electric

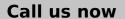
**Exterior material:** Block, Stucco **Roof:** Tile

### **Miscellaneous**

Ownership: Fee Simple Occupant Type: Vacant

**Showing Requirements:** ShowingTime





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