

13238 FAMIGLIA DRIVE VENICE FL 34293

https://candiscarmichael.com



Welcome to 13238 Famiglia Dr, an elegant 4-bedroom, 3-bathroom residence offering 2,254 square feet of refined living within the gates of Gran Paradiso, one of Venice’s premier resort-style communities. Thoughtfully designed with both comfort and sophistication in mind, this home showcases a seamless open-concept layout filled with natural light and elevated finishes. The expansive living [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2254 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRA4684623



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Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Description

Virtual Tour:

<https://properties.premiermediag.com/videos/019cba2d-ed2b-72a4-962b-78ceccbbb01c>

Basics

Bathrooms Full: 3

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 0 half baths

Area, sq ft: 2254 sq ft

Year built: 2016

SubdivisionName: GRAN PARADISO PH 1

GarageSpaces: 3

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 1 floor

Lot size, sq ft: 8500 sq ft

View: Garden, Water

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Location Details

Township: 39S

Road Surface Type: Paved

Road Responsibility: Public Maintained Road **Elementary School:** Taylor Ranch Elementary

Middle Or Junior School: Venice Area Middle **High School:** Venice Senior High

Property Features



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Interior Features: Ceiling Fans(s), Crown Molding, Eat-in Kitchen, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

Flooring: Carpet, Tile

Patio And Porch Features: Covered, Enclosed, Patio, Screened

Spa Features: Heated, In Ground

Garage YN: Yes

Garage Spaces: 3

Exterior Features: Garden, Hurricane Shutters, Lighting, Rain Gutters, Sidewalk, Sliding Doors

Security Features: Gated Community, Key Card Entry, Secured Garage/Parking, Security Gate, Smoke Detector(s), Touchless Entry

Architectural Style: Ranch, Mediterranean

Vegetation: Trees/Landscaped

Water Source: Canal/Lake For Irrigation, Private

Cooling: Central Air

Furnished: Unfurnished

Appliances: Dishwasher, Disposal, Dryer, Exhaust Fan, Microwave, Range, Refrigerator, Washer

Laundry Features: Inside, Laundry Room, Washer Hookup

Spa YN: Yes

Parking Features: Driveway, Garage Door Opener, Golf Cart Garage, Ground Level

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Tile

Window Features: Blinds, Shutters

Utilities: BB/HS Internet Available, Cable Available, Cable Connected, Electricity Available, Electricity Connected, Fire Hydrant, Public, Sewer Available, Sewer Connected, Sprinkler Recycled, Water Available, Water Connected

View: Garden, Water

Sewer: Public Sewer

Heating: Central

Lot Features: Landscaped, Sidewalk, Paved, Private

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Subdivision Name: GRAN PARADISO PH 1

Levels: One

Builder Name: Lennar

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA
Loan

Parcel Number: 0780025160

Direction Faces: South

Builder Model: Tivoli

Construction Materials: Block, Concrete,
Stone, Stucco

Association Information

Association YN: Yes

Association Fee: 987.61

Association Fee Frequency:
Quarterly

Association Fee Includes: Cable TV, Common Area
Taxes, Pool, Escrow Reserves Fund, Internet, Maintenance
Grounds, Private Road, Recreational Facilities, Security

Association Amenities:
Basketball Court, Cable TV,
Clubhouse, Fitness Center, Park,
Pickleball Court(s), Playground,
Pool, Recreation Facilities, Sauna,
Security, Spa/Hot Tub, Tennis
Court(s)

Community Features: Clubhouse, Community Mailbox,
Deed Restrictions, Fitness Center, Gated Community -
Guard, Golf Carts OK, Irrigation-Reclaimed Water, Park,
Playground, Pool, Sidewalks, Tennis Court(s), Street Lights

Fees&Taxes

Tax Year: 2024

Tax Annual Amount: \$7,316

**Tax Other Annual Assessment
Amount:** 2052

Tax Legal Description: LOT 516, GRAN PARADISO,
PHASE 2-E, PB 48 PG 49

Tax Lot: 516

Green Building Info

Green Water Conservation: Irrigation-Reclaimed
Water

Green Indoor Air Quality: HVAC
Cartridge/Media Filter, Integrated Pest
Management

Green Energy Efficient: Exposure/Shade, HVAC



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Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	13x14	First	14	13
Primary Bathroom		First		
Bedroom 2	11x11	First	11	11
Bedroom 3	12x10	First	10	12
Bathroom 2		First		
Bedroom 4	11x10	First	10	11
Bathroom 3		First		
Kitchen	16x16	First	16	16
Dinette	9x10	First	10	9
Dining Room	12x10	First	10	12
Great Room	16x17	First	17	16
Laundry	7x6	First	6	7
Balcony/Porch/Lanai	20x20	First	20	20



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Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Spa Features: Heated, In Ground

CommunityFeatures: Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf Carts OK, Irrigation-Reclaimed Water, Park, Playground, Pool, Sidewalks, Tennis Court(s), Street Lights

ExteriorFeatures: Garden, Hurricane Shutters, Lighting, Rain Gutters, Sidewalk, Sliding Doors

Features: Ceiling Fans(s), Crown Molding, Eat-in Kitchen, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

Security Features: Gated Community, Key Card Entry, Secured Garage/Parking, Security Gate, Smoke Detector(s), Touchless Entry

WindowFeatures: Blinds, Shutters

Utilities: BB/HS Internet Available, Cable Available, Cable Connected, Electricity Available, Electricity Connected, Fire Hydrant, Public, Sewer Available, Sewer Connected, Sprinkler Recycled, Water Available, Water Connected

Amenities: Dishwasher, Disposal, Dryer, Exhaust Fan, Microwave, Range, Refrigerator, Washer

Building Details

ArchitecturalStyle: Ranch, Mediterranean

Heating: Central

Roof: Tile

NewConstructionYN: No

Exterior material: Block, Concrete, Stone, Stucco

Parking: Driveway, Garage Door Opener, Golf Cart Garage, Ground Level

Miscellaneous



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Ownership: Fee Simple

Occupant Type: Owner

Other Equipment: Irrigation
Equipment

Showing Requirements: 24 Hour Notice, Appointment
Only, Lock Box Coded, See Remarks



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