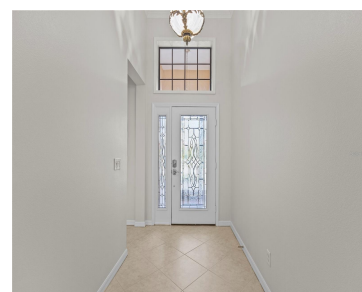
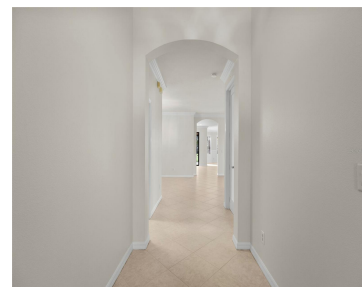
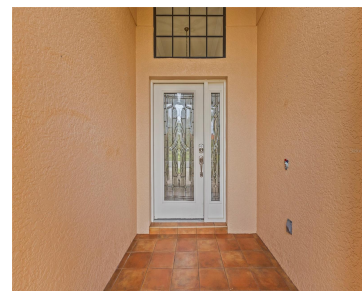


20528 PEZZANA DRIVE VENICE FL 34292

<https://candiscarmichael.com>



Welcome to this beautifully maintained 2-bedroom, 2-bath home with 2,081 sq ft, located on the best lot in the highly desirable, gated 55+ community of Venetian Falls. Designed for both comfort and functionality, this home features soaring ceilings, crown molding throughout, and an open, light-filled layout perfect for everyday living and entertaining. This home has [...]

- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2081 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRA4685457



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



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Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/A4685457>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 2081 sq ft

Year built: 2006

SubdivisionName: VENETIAN FALLS PH 2

GarageSpaces: 2

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 5980 sq ft

View: Trees/Woods

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Location Details

Township: 39S

Road Responsibility: Private Maintained Road

Middle Or Junior School: Venice Area Middle

Road Surface Type: Asphalt

Elementary School: Taylor Ranch Elementary

High School: Venice Senior High

Property Features



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Interior Features: Ceiling Fans(s), Chair Rail, Crown Molding, Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Primary Bedroom Main Floor, Window Treatments

Flooring: Hardwood, Tile

Patio And Porch Features: Screened

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK

Roof: Tile

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

View: Trees/Woods

Sewer: Public Sewer

Heating: Central, Electric

Lot Features: Private

Appliances: Built-In Oven, Cooktop, Dishwasher, Disposal, Electric Water Heater, Microwave, Range Hood, Refrigerator, Water Filtration System

Laundry Features: Electric Dryer Hookup, Inside, Laundry Room, Washer Hookup

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Private Yard, Sidewalk

Security Features: Gated Community

Vegetation: Mature Landscaping

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: VENETIAN FALLS PH 2

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 0420010025

Direction Faces: Northwest

Construction Materials: Block

Property Condition: Completed

Association Information



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Association YN: Yes

Association Fee: 1083

Association Fee Frequency:
Quarterly

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

Association Amenities: Clubhouse, Fitness Center, Gated, Lobby Key Required, Maintenance, Pool, Recreation Facilities, Vehicle Restrictions

Community Features: Association Recreation - Owned, Buyer Approval Required, Clubhouse, Deed Restrictions, Fitness Center, Gated Community - No Guard, Pool

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$3,323

Tax Legal Description: LOT 36, BLK 7, VENETIAN FALLS PHASE 2
Tax Lot: 36

Rooms



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Room type	Dimensions	Level	Length	Width
Kitchen	11.3x15.1	First	15.1	11.3
Primary Bedroom	13x17.6	First	17.6	13
Primary Bathroom	8.2x11.1	First	11.1	8.2
Bedroom 2	12.6x13.5	First	13.5	12.6
Bathroom 2	8.2x5.4	First	5.4	8.2
Living Room	14.7x17.6	First	17.6	14.7
Office	13.2x11.8	First	11.8	13.2
Balcony/Porch/Lanai	26.2x19.7	First	19.7	26.2

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Gated Community

ExteriorFeatures: Private Yard, Sidewalk

Features: Ceiling Fans(s), Chair Rail, Crown Molding, Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Primary Bedroom Main Floor, Window Treatments

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Association Recreation - Owned, Buyer Approval Required, Clubhouse, Deed Restrictions, Fitness Center, Gated Community - No Guard, Pool

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

Amenities: Built-In Oven, Cooktop, Dishwasher, Disposal, Electric Water Heater, Microwave, Range Hood, Refrigerator, Water Filtration System

Building Details

NewConstructionYN: No

Exterior material: Block

Heating: Central, Electric

Roof: Tile

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment, Private Yard

Occupant Type: Vacant

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



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