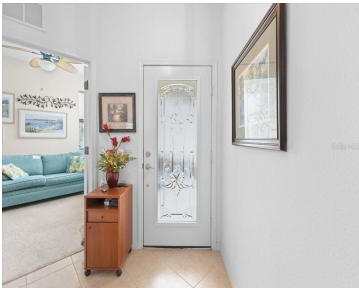


2063 BATELLO DRIVE VENICE FL 34292

https://candiscarmichael.com



Welcome to effortless Florida living in the gated, active 55+ community of Venetian Falls! This beautifully maintained 2 bed, 2 bath villa with a versatile den, private garage and covered lanai offers the perfect combination of comfort, convenience and relaxed coastal living. Step inside to a bright, inviting interior where two sun skylights fill the [...]

- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 1453 sq ft



Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRD6148841

Description



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Phone: 727-888-3292  
Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Basics

**Bathrooms Full:** 2

**Category:** Villa

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1453 sq ft

**Year built:** 2005

**SubdivisionName:** VENETIAN FALLS PH 1

**GarageSpaces:** 2

**Date added:** Added 5 minutes ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 3751 sq ft

**View:** Park/Greenbelt, Trees/Woods

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

---

## Location Details

**Township:** 39S

**Road Responsibility:** Private Maintained Road

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

**Road Surface Type:** Paved

**Elementary School:** Venice Elementary

**High School:** Wellen Park High

---

## Property Features



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**Interior Features:** Ceiling Fans(s), Living Room/Dining Room Combo, Other, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Walk-In Closet(s)

**Flooring:** Tile

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

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Lighting, Private Entrance, Private Mailbox, Rain Gutters, Sidewalk, Sprinkler Metered

**Security Features:** Security Gate

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Electricity Connected, Phone Available, Sewer Available, Water Available

**View:** Park/Greenbelt, Trees/Woods

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Built-In Oven, Dishwasher, Disposal, Electric Water Heater, Microwave, Refrigerator

**Laundry Features:** Laundry Room

**Parking Features:** Garage Door Opener

**Attached Garage YN:** Yes

**Pets Allowed:** Dogs OK, Number Limit

**Roof:** Tile

**Window Features:** Skylight(s)

**Vegetation:** Trees/Landscaped, Wooded

**Water Source:** None

**Cooling:** Central Air

**Furnished:** Furnished

---

## Property Details

**Subdivision Name:** VENETIAN FALLS PH 1

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional

**Parcel Number:** 0420070002

**Direction Faces:** North

**Construction Materials:** Block

**Property Condition:** Completed

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## Association Information



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**Association YN:** Yes

**Association Fee**  
**Frequency:** Quarterly

**Association Amenities:**  
Clubhouse, Fitness Center,  
Pool

**Association Fee:** 978.7

**Association Fee Includes:** Cable TV, Pool, Escrow Reserves  
Fund, Maintenance Grounds, Management, Private Road,  
Recreational Facilities

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

---

## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$3,516

**Tax Legal Description:** LOT 2, BLK 25, VENETIAN FALLS PHASE 1  
**Tax Lot:** 2

---

## Green Building Info

**Green Energy Efficient:** HVAC

---

## Rooms



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| Room type           | Dimensions | Level | Length | Width |
|---------------------|------------|-------|--------|-------|
| Primary Bedroom     | 13.9x12.6  | First | 12.6   | 13.9  |
| Bathroom 1          | 12.2x6     | First | 6      | 12.2  |
| Bedroom 2           | 11.7x12.5  | First | 12.5   | 11.7  |
| Bathroom 2          |            | First |        |       |
| Den                 | 10.2x10.11 | First | 10.11  | 10.2  |
| Kitchen             | 18.4x16.9  | First | 16.9   | 18.4  |
| Dining Room         | 7.7x14.3   | First | 14.3   | 7.7   |
| Living Room         | 16.7x14.8  | First | 14.8   | 16.7  |
| Balcony/Porch/Lanai | 8.5x10.1   | First | 10.1   | 8.5   |

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Security Gate

**WindowFeatures:** Skylight(s)

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Electricity Connected, Phone Available, Sewer Available, Water Available

**Amenities:** Built-In Oven, Dishwasher, Disposal, Electric Water Heater, Microwave, Refrigerator

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

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

**ExteriorFeatures:** Lighting, Private Entrance, Private Mailbox, Rain Gutters, Sidewalk, Sprinkler Metered

**Features:** Ceiling Fans(s), Living Room/Dining Room Combo, Other, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Walk-In Closet(s)

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Parking:** Garage Door Opener

**Heating:** Central

**Roof:** Tile

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment, Private Entrance

**Occupant Type:** Owner

**Showing Requirements:** Supra Lock Box, Call Listing Agent, Gate Code Required



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