# 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

**Office ID:** MFR261016803

**Status:** Active

**MLS ID:** MFRD6148841

### Description


## Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

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**Virtual Tour:**
https://www.zillow.com/view-imx/e1c2bfa2-6211-44be-b153-2722e21edd41?setAttribution=mls&wl=true&initialViewType=pano&utm_source=dashboard

## 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 1 hour 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)

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

**Flooring:** Tile

**Laundry Features:** Laundry Room

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

**Parking Features:** Garage Door Opener

**Garage YN:** Yes

**Attached Garage YN:** Yes

**Garage Spaces:** 2

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

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

**Roof:** Tile

**Security Features:** Security Gate

**Window Features:** Skylight(s)

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

**Vegetation:** Trees/Landscaped, Wooded

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

**Water Source:** None

**Sewer:** Public Sewer

**Cooling:** Central Air

**Heating:** Central

**Furnished:** Furnished

## Property Details

**Subdivision Name:** VENETIAN FALLS PH 1

**Parcel Number:** 0420070002

**Levels:** One

**Direction Faces:** North

**Foundation Details:** Slab

**Construction Materials:** Block

**Listing Terms:** Cash, Conventional

**Property Condition:** Completed

## Association Information


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**Association YN:** Yes

**Association Fee:** 978.7

**Association Fee Frequency:** Quarterly

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

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

**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)

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Parking:** Garage Door Opener

**Heating:** Central

**Roof:** Tile

## 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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