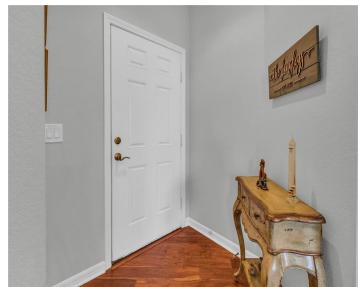
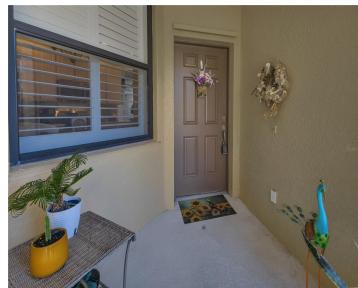


# 2064 BATELLO DRIVE VENICE FL 34292

<https://candiscarmichael.com>



**\$399,900**

Welcome to 2064 Batello Dr, a rare and exquisite find in the highly desirable 55+ community of Venetian Falls, where resort-style living blends seamlessly with everyday comfort. This extended Bella-Vista villa is perfectly designed for those who crave both relaxation and an active lifestyle. Set on a rarely available corner lot, this home is surrounded [...]

- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 1723 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Office ID:** MFR261010944

**Status:** Active

**MLS ID:** MFRA4646622

## Description



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

## Basics

**Bathrooms Full:** 2

**Category:** Villa

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1723 sq ft

**Year built:** 2005

**SubdivisionName:** VENETIAN FALLS PH 1

**GarageSpaces:** 2

**Date added:** Added 3 days ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 5889 sq ft

**View:** Water

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

## Location Details

**Township:** 39S

**Road Surface Type:** Paved

## Property Features

**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo

**Flooring:** Ceramic Tile, Laminate

**Waterfront YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Rain Gutters, Sidewalk

**Utilities:** Cable Available, Electricity Connected, Public, Water Connected

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Furnished

**Appliances:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Inside, Laundry Room

**Waterfront Features:** Lake Front, Pond

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Tile

**View:** Water

**Sewer:** Public Sewer

**Heating:** Electric



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## Property Details

**Subdivision Name:** VENETIAN FALLS PH 1  
**Levels:** One  
**Foundation Details:** Slab  
**Listing Terms:** Cash, Conventional

**Parcel Number:** 0420020012  
**Direction Faces:** Southwest  
**Construction Materials:** Block, Stucco

## Association Information

**Association YN:** Yes  
**Association Fee Frequency:** Quarterly  
  
**Community Features:** Buyer Approval Required, Clubhouse, Deed Restrictions, Fitness Center, Gated Community - No Guard, Pool, Sidewalks

**Association Fee:** 985.31  
**Association Fee Includes:** Cable TV, Common Area Taxes, Pool, Escrow Reserves Fund, Maintenance Grounds, Management, Recreational Facilities, Security

## Fees&Taxes

**Tax Year:** 2024 **Tax Annual Amount:** \$4,316  
**Tax Legal Description:** LOT 4, BLK 32, VENETIAN FALLS PHASE 1 **Tax Lot:** 4

## Rooms



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Room type	Dimensions	Level	Length	Width
Foyer	9x13	First	13	9
Kitchen	13x16	First	16	13
Dining Room	9x18	First	18	9
Living Room	17x16	First	16	17
Primary Bedroom	14x17	First	17	14
Primary Bathroom	8x14	First	14	8
Bedroom 2	11x11	First	11	11
Den	13x11	First	11	13
Florida Room	8x14	First	14	8

## Amenities & Features



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**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Buyer Approval Required, Clubhouse, Deed Restrictions, Fitness Center, Gated Community - No Guard, Pool, Sidewalks

**Utilities:** Cable Available, Electricity Connected, Public, Water Connected

**Amenities:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Rain Gutters, Sidewalk

**Features:** Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Heating:** Electric

**Roof:** Tile

## Miscellaneous

**Ownership:** Fee Simple

**Showing Requirements:** ShowingTime

**Occupant Type:** Owner



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