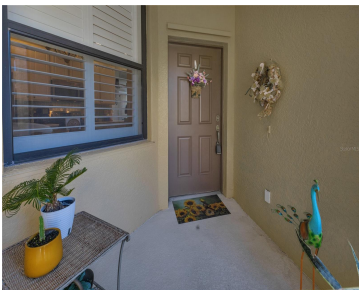


2064 BATELLO DRIVE VENICE FL 34292

https://candiscarmichael.com



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

Status: Active

Office ID: MFR261010944

MLS ID: MFRA4646622

Description



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Email: RealtorCandis@gmail.com



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

Association Fee: 985.31

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

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

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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