

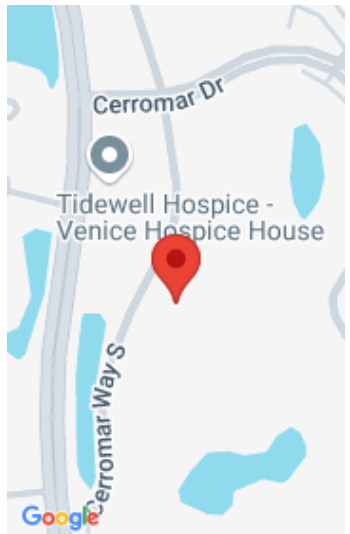
452 WEXFORD CIRCLE VENICE FL 34293

<https://candiscarmichael.com>



This charming 2-bedroom, 2-bathroom villa is ideally located in the desirable setting at the renowned Plantation Golf & Country Club, a premier golf community. The villa, a perfect blend of comfort with a flexible layout and serene pond views. The charm of this villa is heightened by the inviting enclosed porch, accessible through sliding glass [...]

- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 1295 sq ft



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRN6136167

Description

Virtual Tour: <https://iframe.videodelivery.net/0bb9c7ca07bc6306224cc5a4198c8016>

Basics

Unit Number: 105

Date added: Added 14 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 0 sq ft

UnitNumber: 105

SubdivisionName: AUGUSTA VILLAS AT PLAN

GarageSpaces: 1

Bathrooms Full: 2

Category: Villa

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 1295 sq ft

Year built: 1980

View: Water

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: Paved

Elementary School: Taylor Ranch Elementary

High School: Venice Senior High

Property Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Interior Features: Ceiling Fans(s), Living Room/Dining Room Combo, Open Floorplan, Thermostat, Walk-In Closet(s)

Flooring: Carpet, Tile

Patio And Porch Features: Covered, Enclosed, Patio, Rear Porch, Screened

Parking Features: Driveway, Guest

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Tile

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Underground Utilities

View: Water

Sewer: Public Sewer

Heating: Central, Electric

Appliances: Dishwasher, Dryer, Range, Refrigerator, Washer

Laundry Features: Laundry Room

Fireplace YN: Yes

Garage YN: Yes

Garage Spaces: 1

Exterior Features: Irrigation System, Rain Gutters, Sliding Doors

Architectural Style: Florida

Vegetation: Mature Landscaping, Trees/Landscaped

Water Source: Public

Cooling: Central Air

Lot Features: In County, Landscaped, Level, Near Golf Course, Paved

Property Details

Subdivision Name: AUGUSTA VILLAS AT PLAN

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 0443051105

Direction Faces: North

Construction Materials: Block, Stucco

Association Information

Association YN: Yes

Association Fee Includes: Cable TV, Pool, Escrow Reserves Fund, Insurance, Maintenance Structure, Maintenance Grounds, Management, Pest Control, Private Road, Recreational Facilities

Association Amenities: Cable TV, Clubhouse, Pool, Recreation Facilities

Community Features: Buyer Approval Required, Clubhouse, Deed Restrictions, Golf, Pool



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Fees&Taxes

Tax Year: 2023

Tax Annual Amount:
\$2,728

Tax Legal Description: UNIT 105 AUGUSTA VILLAS AT THE PLANTATION

Rooms



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Room type	Dimensions	Level	Length	Width
Living Room	14x18	First	18	14
Kitchen	13x12	First	12	13
Dining Room	13x16	First	16	13
Laundry	10x9	First	9	10
Office	11x10	First	10	11
Primary Bedroom	11x14	First	14	11
Primary Bathroom	9x11	First	11	9
Bedroom 2	11x17	First	17	11
Bathroom 2	8x5	First	5	8
Balcony/Porch/Lanai	18x10	First	10	18

Amenities & Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Buyer Approval Required, Clubhouse, Deed Restrictions, Golf, Pool

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Underground Utilities

Amenities: Dishwasher, Dryer, Range, Refrigerator, Washer

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air

ExteriorFeatures: Irrigation System, Rain Gutters, Sliding Doors

Features: Ceiling Fans(s), Living Room/Dining Room Combo, Open Floorplan, Thermostat, Walk-In Closet(s)

Building Details

ArchitecturalStyle: Florida

Heating: Central, Electric

Roof: Tile

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Driveway, Guest

Miscellaneous

Ownership: Condominium **Disclosures:** Condominium Disclosure Available, Flood Disclosure, HOA/PUD/Condo Disclosure, Seller Property Disclosure

Occupant Type: Owner **Showing Requirements:** Supra Lock Box, ShowingTime



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE