

# 496 BOCELLI DRIVE NORTH VENICE FL 34275

<https://candiscarmichael.com>



**\$875,000**



Only a handful of homes are left in Aria! This is a closeout community....when they're sold your chance for a NEW Neal Signature Home in this gated exclusive community will be gone. This is THE LAST CORTINA IN ARIA! WHERE YOUR NEXT CHAPTER FEELS ELEVATED. This is more than a home — it's the reward [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2455 sq ft



## Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC

**Status:** Active

**Office ID:** MFR260000779

**MLS ID:** MFRTB8482319



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Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 8542 sq ft

**View:** Trees/Woods

**ListOfficeName:** CHARLES RUTENBERG REALTY INC

**ListAOR:** mfrmls

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 2455 sq ft

**Year built:** 2024

**SubdivisionName:** ARIA PHASE III

**GarageSpaces:** 3

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## Location Details

**Township:** 38

**Elementary School:** Laurel Nokomis Elementary

**High School:** Venice Senior High

**Road Surface Type:** Asphalt

**Middle Or Junior School:** Laurel Nokomis Middle

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## Property Features



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**Interior Features:** Crown Molding, Open Floorplan, Smart Home, Stone Counters, Tray Ceiling(s), Walk-In Closet(s)

**Flooring:** Carpet, Wood

**Patio And Porch Features:** Screened

**Pool Features:** Child Safety Fence, Gunitite, Lighting, Screen Enclosure, Tile

**Parking Features:** Garage Door Opener, Garage

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Tile

**Window Features:** Double Pane Windows, Low-Emissivity Windows, Storm Window(s)

**Utilities:** Electricity Connected, Natural Gas Connected, Public, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Connected

**View:** Trees/Woods

**Sewer:** Public Sewer

**Heating:** Central, Natural Gas

**Lot Features:** FloodZone, Landscaped, Sidewalk, Paved

**Appliances:** Built-In Oven, Cooktop, Dishwasher, Disposal, Gas Water Heater, Microwave, Range Hood, Refrigerator

**Laundry Features:** Gas Dryer Hookup, Inside, Laundry Room, Washer Hookup

**Pool Private YN:** Yes

**Spa YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 3

**Exterior Features:** Lighting, Sliding Doors

**Security Features:** Smoke Detector(s)

**Architectural Style:** Mediterranean

**Vegetation:** Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** ARIA PHASE III

**Levels:** One

**New Construction YN:** Yes

**Builder Model:** Cortina

**Construction Materials:** Block, Stucco

**Property Condition:** Completed

**Parcel Number:** 0389160105

**Direction Faces:** South

**Builder Name:** Neal Signature Homes

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional, FHA, VA Loan

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## Association Information



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**Association YN:** Yes

**Association Fee Frequency:**  
Quarterly

**Association Amenities:** Clubhouse,  
Fence Restrictions, Fitness Center,  
Gated, Pickleball Court(s), Pool, Spa/Hot  
Tub

**Association Fee:** 1613

**Association Fee Includes:** Pool, Maintenance  
Grounds, Management, Recreational Facilities

**Community Features:** Deed Restrictions, Fitness  
Center, Irrigation-Reclaimed Water, Pool, Sidewalks

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## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$2,207

**Tax Legal Description:** LOT 105, ARIA PHASE III, PB 55 PG  
359-366

**Tax Lot:** 105

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## Green Building Info

**Green Water Conservation:** Drip Irrigation, Irrig. System-Rainwater from Ponds, Irrigation-  
Reclaimed Water

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## Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	15x15	First	15	15
Bedroom 2	15x11	First	11	15
Bedroom 3	13x11	First	11	13
Great Room	27x17	First	17	27
Kitchen	19x11	First	11	19
Office	15x11	First	11	15

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**Security Features:** Smoke Detector(s)

**WindowFeatures:** Double Pane Windows, Low-Emissivity Windows, Storm Window(s)

**PoolFeatures:** Child Safety Fence, Gunitite, Lighting, Screen Enclosure, Tile

**Features:** Crown Molding, Open Floorplan, Smart Home, Stone Counters, Tray Ceiling(s), Walk-In Closet(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Deed Restrictions, Fitness Center, Irrigation-Reclaimed Water, Pool, Sidewalks

**ExteriorFeatures:** Lighting, Sliding Doors

**Utilities:** Electricity Connected, Natural Gas Connected, Public, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Connected

**Amenities:** Built-In Oven, Cooktop, Dishwasher, Disposal, Gas Water Heater, Microwave, Range Hood, Refrigerator

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**ArchitecturalStyle:** Mediterranean

**Heating:** Central, Natural Gas

**Roof:** Tile

**NewConstructionYN:** Yes

**Exterior material:** Block, Stucco

**Parking:** Garage, Garage Door Opener

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Showing Requirements:** ShowingTime

**Home Warranty YN:** Yes

**Other Equipment:** Irrigation Equipment



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