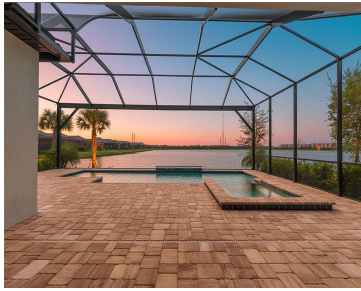


496 BOCELLI DRIVE NORTH VENICE FL 34275

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\$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



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 2 hours ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 2455 sq ft

Year built: 2024

SubdivisionName: ARIA PHASE III

GarageSpaces: 3

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

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

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

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

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

Green Building Info

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

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

Building Details



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ArchitecturalStyle: Mediterranean

Heating: Central, Natural Gas

Roof: Tile

NewConstructionYN: Yes

Exterior material: Block, Stucco

Parking: Garage, Garage Door Opener

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Showing Requirements: ShowingTime

Home Warranty YN: Yes

Other Equipment: Irrigation Equipment



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