

504 BOCELLI DRIVE NORTH VENICE FL 34275

https://candiscarmichael.com



Under Construction. LUXURY LIVING WITH EXPANSIVE WATER VIEWS.Thoughtfully designed to elevate everyday living, this beautifully appointed Cortina offers an exceptional blend of sophisticated design, functional living spaces, and seamless indoor-outdoor entertaining within the gated community of Aria. Featuring 3 BEDROOMS, 3 BATHS, a PRIVATE DEN, and an OVERSIZED 3-CAR GARAGE, this residence delivers the quality, [...]

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



Courtesy of

Listing Office: CHARLES RUTENBERG REALTY INC

Status: Active

Office ID: MFR260000779

MLS ID: MFRTB8531201



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Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8531201>

Basics

Bathrooms Full: 2

Bathrooms Half: 1

Date added: Added 2 hours ago

Category: Single Family Residence

Type: Residential

Bedrooms: 3 beds

Bathrooms: 3 baths

Half baths: 1 half bath

Area, sq ft: 2455 sq ft

Lot size, sq ft: 8190 sq ft

Year built: 2026

View: Water

SubdivisionName: ARIA PHASE III

ListOfficeName: CHARLES RUTENBERG REALTY INC

GarageSpaces: 2

ListAOR: mfrmls

Location Details

Township: 38

Road Surface Type: Asphalt

Elementary School: Laurel Nokomis Elementary

Middle Or Junior School: Laurel Nokomis Middle

High School: Venice Senior High

Property Features



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Interior Features: Crown Molding, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Smart Home, Solid Surface Counters, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s)

Flooring: Carpet, Ceramic Tile, Hardwood

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

Pool Features: Child Safety Fence, Gunitite, Heated, Lighting, Salt Water, Screen Enclosure, Tile

Spa Features: Heated

Garage YN: Yes

Garage Spaces: 2

Exterior Features: French Doors, Lighting, Rain Gutters, Sliding Doors

Security Features: Gated Community, Security System, Smoke Detector(s)

Architectural Style: Mediterranean

Vegetation: Mature Landscaping, Trees/Landscaped

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

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

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

Pool Private YN: Yes

Spa YN: Yes

Parking Features: Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Concrete, 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: Water

Sewer: Public Sewer

Heating: Central, Heat Pump, Natural Gas

Lot Features: FloodZone, Landscaped, Sidewalk, Paved

Property Details

Subdivision Name: ARIA PHASE III

Levels: One

New Construction YN: Yes

Builder Model: Cortina

Construction Materials: Block, Stucco

Property Condition: Under Construction

Parcel Number: 0389160183

Direction Faces: East

Builder Name: Neal Signature Homes

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan



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Association Information

Association YN: Yes

Association Fee: 1613

Association Fee Frequency:
Quarterly

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

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

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

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$2,605

Tax Legal Description: LOT 183, ARIA PHASE III, PB 55 PG
359-366

Tax Lot: 183

Green Building Info

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

Green Energy Efficient: HVAC,
Insulation, Thermostat, Windows

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	17x27	First	27	17
Kitchen	11x19	First	19	11
Office	11x15	First	15	11

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

Spa Features: Heated

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

ExteriorFeatures: French Doors, Lighting, Rain Gutters, Sliding Doors

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

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

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

Security Features: Gated Community, Security System, Smoke Detector(s)

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

PoolFeatures: Child Safety Fence, Gunit, Heated, Lighting, Salt Water, Screen Enclosure, Tile

Features: Crown Molding, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Smart Home, Solid Surface Counters, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s)

Building Details

ArchitecturalStyle: Mediterranean

Heating: Central, Heat Pump, Natural Gas

Roof: Concrete, Tile

NewConstructionYN: Yes

Exterior material: Block, Stucco

Parking: Garage Door Opener

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Showing Requirements: See Remarks

Home Warranty YN: Yes

Other Equipment: Irrigation Equipment



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