

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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Email: RealtorCandis@gmail.com



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## Description

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

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## 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

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## 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

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## 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

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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:** 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

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## 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

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## Green Building Info

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

**Green Energy Efficient:** HVAC,  
Insulation, Thermostat, Windows

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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      | 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, Gunitite, 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)

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## Building Details

**ArchitecturalStyle:** Mediterranean

**Heating:** Central, Heat Pump, Natural Gas

**Roof:** Concrete, Tile

**NewConstructionYN:** Yes

**Exterior material:** Block, Stucco

**Parking:** Garage Door Opener

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Showing Requirements:** See Remarks

**Home Warranty YN:** Yes

**Other Equipment:** Irrigation Equipment



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