

771 VIVIENDA SOUTH COURT VENICE FL 34293

https://candiscarmichael.com



TURNKEY! This highly sought-after detached villa is nestled within the vibrant Vivienda West community. Offering 1,721 square feet of spacious living with 2 bedrooms, 2 bathrooms, and an oversized 1-car garage, an additional Florida room, all set in a maintenance-free 55-plus Community. The residence is infused with natural light, creating a welcoming and airy ambiance. [...]

- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 1721 sq ft



Courtesy of

**Listing Office:** DALTON WADE INC  
**Status:** Active

**Office ID:** MFR260031661  
**MLS ID:** MFRA4677704



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Email: RealtorCandis@gmail.com



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/A4677704>

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## Basics

**Unit Number:** 9

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1721 sq ft

**Year built:** 1979

**SubdivisionName:** VIVIENDA WEST

**GarageSpaces:** 1

**Bathrooms Full:** 2

**Category:** Villa

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 0 sq ft

**UnitNumber:** 9

**ListOfficeName:** DALTON WADE INC

**ListAOR:** mfrmls

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## Location Details

**Township:** 39

**Road Surface Type:** Asphalt, Paved

**Elementary School:** Garden Elementary **Middle Or Junior School:** Venice Area Middle

**High School:** Venice Senior High

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## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, Open Floorplan, Primary Bedroom Main Floor, Thermostat, Vaulted Ceiling(s), Window Treatments

**Flooring:** Carpet, Ceramic Tile

**Fireplace YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 1

**Exterior Features:** Lighting

**Utilities:** Cable Connected, Electricity Connected, Fire Hydrant, Sewer Connected, Underground Utilities, Water Connected

**Sewer:** Public Sewer

**Heating:** Central, Heat Pump

**Lot Features:** Cul-De-Sac, Landscaped

**Appliances:** Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Range, Refrigerator, Washer

**Laundry Features:** In Garage

**Fireplace Features:** Decorative, Masonry, Wood Burning

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Turnkey

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## Property Details

**Subdivision Name:** VIVIENDA WEST

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 0437051009

**Direction Faces:** Northwest

**Construction Materials:** Block, Stucco

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## Association Information

**Association Fee Includes:** Cable TV, Pool, Insurance

**Association Amenities:** Cable TV, Clubhouse, Fence Restrictions, Lobby Key Required, Pool, Vehicle Restrictions

**Community Features:** Association Recreation - Owned, Buyer Approval Required, Community Mailbox, No Truck/RV/Motorcycle Parking, Pool, Special Community Restrictions



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# Fees&Taxes

**Tax Year:** 2025

**Tax Legal Description:** UNIT 9 VIVIENDA WEST

**Tax Annual Amount:** \$2,720

**Tax Lot:** 9

# Rooms

Room type	Dimensions	Level	Length	Width
Living Room	22x22	First	22	22
Dining Room	10x10	First	10	10
Kitchen	12x15	First	15	12
Primary Bedroom	14x13	First	13	14
Primary Bathroom	8x7	First	7	8
Bedroom 2	13x11	First	11	13
Bathroom 2	8x5	First	5	8
Florida Room	13x10	First	10	13

# Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Association Recreation - Owned, Buyer Approval Required, Community Mailbox, No Truck/RV/Motorcycle Parking, Pool, Special Community Restrictions

**Utilities:** Cable Connected, Electricity Connected, Fire Hydrant, Sewer Connected, Underground Utilities, Water Connected

**Amenities:** Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Range, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** Yes

**Cooling:** Central Air

**ExteriorFeatures:** Lighting

**Features:** Ceiling Fans(s), Decorative, Eat-in Kitchen, Masonry, Open Floorplan, Primary Bedroom Main Floor, Thermostat, Vaulted Ceiling(s), Window Treatments, Wood Burning

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Heating:** Central, Heat Pump

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Condominium

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Vacant

**Showing Requirements:** Supra Lock Box, 24 Hour Notice, Appointment Only, ShowingTime



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