

\$399,900 - 2064 Batello Drive, VENICE

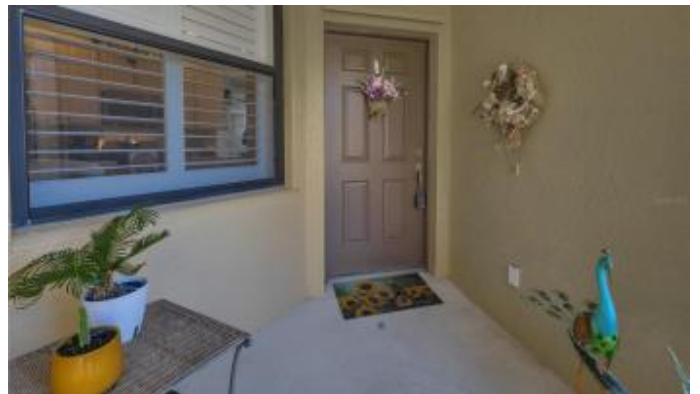
A4646622

\$399,900

2 Bedroom, 2.00 Bathroom, 1,723 sqft
Residential on 0 Acres

VENETIAN FALLS PH 1, VENICE, FL

Welcome to 2064 Batello Dr, a rare and exquisite find in the highly desirable 55+ community of Venetian Falls, where resort-style living blends seamlessly with everyday comfort. This extended Bella-Vista villa is perfectly designed for those who crave both relaxation and an active lifestyle. Set on a rarely available corner lot, this home is surrounded by peaceful water views, creating a serene and picturesque retreat. The fantastic floor plan features 2 bedrooms, 2 bathrooms, a versatile den, and a stunning Florida room that invites the beauty of the outdoors in....a beautiful place to read a book while enjoying the nature views. The updated kitchen boasts elegant quartz countertops, stainless steel appliances, and a bright, airy feel that makes cooking and entertaining a joy. Plantation shutters and warm wood laminate flooring enhance the home's inviting ambiance, while the bathrooms shine with upgraded stone vanities. Best of all, this home is being sold furnished and move-in ready—allowing you to start enjoying your new lifestyle from day one. Beyond your private oasis, Venetian Falls offers an unparalleled array of amenities to enrich your daily life. Take a refreshing swim in the resort-style pool, enjoy a low-impact workout in the resistance pool, or relax in the soothing hot tub. Stay active with bocce courts, a state-of-the-art fitness center, and scenic walking paths. The vibrant clubhouse serves as the heart of the community, featuring a game room, craft room, banquet



hall, and an exciting calendar of social events that make it easy to meet new friends and embrace the Florida lifestyle. With low HOA fees and no CDDs, this exceptional home offers outstanding value in a prime location—just minutes from Venice’s pristine beaches, charming shops, and top-rated restaurants. Don’t miss this rare opportunity to own a piece of paradise in Venetian Falls!

Built in 2005

Essential Information

MLS® #	A4646622
Price	\$399,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,723
Acres	0.14
Year Built	2005
Type	Residential
Sub-Type	Villa
Status	Active

Community Information

Address	2064 Batello Drive
Area	Venice
Subdivision	VENETIAN FALLS PH 1
City	VENICE
County	Sarasota
State	FL
Zip Code	34292

Amenities

# of Garages	2
View	Water
Is Waterfront	Yes
Waterfront	Lake Front, Pond

Interior

Interior Features	Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
Heating	Electric
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Rain Gutters, Sidewalk
Roof	Tile
Foundation	Slab

Additional Information

Date Listed	March 29th, 2025
Days on Market	50
Zoning	RSF1

Listing Details

Listing Office	Exp Realty Llc
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Listing information last updated on May 18th, 2025 at 6:19pm CDT