

# **\$354,000 - 20190 Ragazza Circle 202, VENICE**

N6135199

## **\$354,000**

3 Bedroom, 2.00 Bathroom, 2,187 sqft  
Residential on 0 Acres

GRAN PARADISO, COACH HOMES 1 AT GRAN PARADISO, VENICE, FL

MOTIVATED SELLER / FULLY FURNISHED / SECOND QUARTER HOA DUES PAID BY SELLER - Luxury condominium with water view located in the gated, amenity-rich community of GRAN PARADISO less than one mile from DOWNTOWN WELLEN PARK. OPEN FLOOR PLAN consists of a large living and dining area open to the kitchen, and expansive lanai with a water view. The spacious primary suite features double, oversized WALK-IN CLOSETS, ensuite with dual sinks, walk in shower, garden style soaking tub and water closet. The SPLIT FLOOR PLAN separates the 2nd and 3rd bedrooms, bath, and laundry. The kitchen is well equipped and boasts of stainless-steel appliances, stainless steel sink, solid wood 42" upper cabinets, brushed nickel hardware, breakfast bar and breakfast nook. Coffered ceiling, decorative molding, tile floors set on the diagonal, separate laundry room, IMPACT RATED WINDOWS throughout (no need for shutters!) and IMPACT RATED GARAGE DOOR are just some of the many upgrades that add ambiance and function to the home. The THREE-CAR TANDEM GARAGE also has ample space for golf cart, workshop or hobby area! ADDITIONAL STORAGE located under stairway as well as attic. RECENT UPDATES and maintenance include - Roof Inspection with added insulation (2023), Roof Cleaned (2023), New Landscaping (2024), Lanai Painted (Jan 2024). Gran Paradiso offers a resort pool with



zero entry, fitness center, walking trails, billiard / poker game room, library, grand Tuscan inspired clubhouse with spa, sauna, steam room, tennis courts, pickleball, playground and function rooms. Clubs and organizations abound and can be accessed through the full-time activitiesâ€™™ director. The quarterly dues include cable and internet, landscaping maintenance, irrigation and landscape pest control, and exterior building maintenance. Annual CDD is included in taxes. Gran Paradiso is located in the West Villages District of Wellen Park and is less than a short one-mile walk, bike ride or golf cart ride to the new Downtown Wellen Park with unique shops, fine restaurants, Sunday Farmerâ€™™s Market, Friday night live entertainment on the green and more! To be sold FULLY FURNISHED / TURNKEY

Built in 2016

### **Essential Information**

MLS® #	N6135199
Price	\$354,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,187
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Condominium
Style	Florida
Status	Active

### **Community Information**

Address	20190 Ragazza Circle 202
Area	Venice
Subdivision	GRAN PARADISO, COACH HOMES 1 AT GRAN PARADISO
City	VENICE

County	Sarasota
State	FL
Zip Code	34293

### Amenities

Amenities	Fence Restrictions, Fitness Center, Gated, Pickleball Court(s), Playground, Pool, Recreation Facilities, Spa/Hot Tub, Tennis Court(s)
# of Garages	3
View	Water
Is Waterfront	Yes
Waterfront	Pond

### Interior

Interior Features	Ceiling Fans(s), Coffered Ceiling(s), Crown Molding, Eat-in Kitchen, High Ceilings, In Wall Pest System, Open Floorplan, Pest Guard System, Solid Surface Counters, Split Bedroom, Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer
Heating	Central
Cooling	Central Air
# of Stories	2

### Exterior

Exterior Features	Lighting, Sidewalk, Sliding Doors, Storage
Lot Description	Landscaped, Near Golf Course, Sidewalk, Paved
Roof	Slate
Foundation	Slab

### School Information

Elementary	Taylor Ranch Elementary
Middle	Venice Area Middle
High	Venice Senior High

### Additional Information

Date Listed	November 7th, 2024
Days on Market	109
Zoning	V

### Listing Details

Listing Office	Exit King Realty
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