

# **\$460,000 - 1307 Highland Greens Drive, VENICE**

N6136018

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## **\$460,000**

3 Bedroom, 2.00 Bathroom, 1,707 sqft  
Residential on 0 Acres

PELICAN POINTE GOLF & COUNTRY CLUB, VENICE, FL

If you have been looking for that perfect Florida lifestyle than look no further. Pelican Pointe Golf & Country Club one of Veniceâ€™s premier gated golf course communities. This property offers a peaceful and serene retreat, surrounded by nature's beauty. The tranquil lake attracts an abundance of wildlife, including a variety of beautiful birds. Enjoy the sights and sounds of nature from the comfort of your lanai, making every day feel like a getaway. One of the owners' favorite features of this home is the beautiful paved front patio with views of the garden located just outside the front entryway. As you step through the front door, you're immediately welcomed by breathtaking views of the tranquil lake, setting the tone for this serene home. HIGH CEILINGS enhance the sense of space and elegance, complemented by warm WOOD LAMINATE FLOORING and tasteful CROWN MOLDING throughout that add a touch of sophistication to the living areas. The kitchen is large and spacious with SOLID SURFACE COUNTERS, a breakfast bar open to the great room and you will find the laundry room with a pantry and entrance to the garage. This house also features NEW BARREL TILE ROOF (12/2024), and FRESHLY PAINTED interior and exterior, updated primary bathroom with a JACUZZI TUB, separate shower, and private water closet. Spacious primary suite with a HUGE WALK IN CLOSET, TRANSOM WINDOW above the primary bed and SLIDING DOORS



that lead to the lanai. Stylish updates include outdoor fans, entry lighting, dining room chandelier, and living room fan (2024). AQUARIUM WINDOWS in the dining room offering panoramic water views perfect spot to start your day. Other features you will love are STORM SHUTTERS (2011), WATER HEATER (2023), RUBBER TILE FLOORING in the garage (2023) with a workbench, tool chest, and lots of spacious cabinets to keep your garage looking clean and tidy. Pelican Pointe is renowned for its 27-hole championship golf course, top-notch restaurant and pub, and an active social calendar. Residents also enjoy tennis courts, pickleball, and a junior Olympic-size community pool. Plus, NO CDD FEES make living here even more attractive! Conveniently located minutes from Venice’s stunning beaches, historic downtown, top medical facilities, and easy travel access via I-75, this home is your gateway to the ultimate Florida lifestyle. Don't let this one get away, schedule your private showing today!

Built in 1996

Essential Information

MLS® #	N6136018
Price	\$460,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,707
Acres	0.14
Year Built	1996
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Active

Community Information

Address	1307 Highland Greens Drive
Area	Venice
Subdivision	PELICAN POINTE GOLF & COUNTRY CLUB
City	VENICE
County	Sarasota
State	FL
Zip Code	34285

### Amenities

Amenities	Clubhouse, Fence Restrictions, Fitness Center, Gated, Golf Course, Maintenance, Pool, Recreation Facilities, Spa/Hot Tub, Tennis Court(s), Vehicle Restrictions
Parking	Garage Door Opener
# of Garages	2
View	Water

### Interior

Interior Features	Crown Molding, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Stone Counters, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air

### Exterior

Exterior Features	Hurricane Shutters, Outdoor Shower, Private Mailbox, Sidewalk, Sliding Doors
Lot Description	City Limits, Landscaped, Level, Near Golf Course, Sidewalk, Paved, Private
Roof	Tile
Foundation	Slab

### School Information

Elementary	Glenallen Elementary
Middle	Venice Area Middle
High	Venice Senior High

### Additional Information

Date Listed	December 19th, 2024
Days on Market	153
Zoning	RSF3

**Listing Details**

Listing Office            Nexthome Suncoast

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