

\$365,000 - 11096 Campazzo Drive, VENICE

N6138299

\$365,000

2 Bedroom, 2.00 Bathroom, 1,600 sqft
Residential on 0 Acres

VENETIAN FALLS PH 3, VENICE, FL

Attractive two bedroom, two bath, plus den, end unit villa, in desirable Venetian Falls. This popular Bella Vista model is being sold turnkey furnished and has a great private wooded view in your backyard. Your villa features a combination living room and dining area, with sliders from your living room to your glassed-in lanai. The kitchen features a breakfast nook, granite counters, wood cabinets, closet pantry and breakfast bar. Your master bedroom is situated on the back of the house and has a large walk-in closet besides a built-in closet. There are tile floors in all the main areas and newer engineered wood floors in the bedrooms and den. Plantation shutters on all windows. The AC system was just replaced in 2024. The home has been well taken care of and is move-in ready. Venetian Falls is the premier 55-plus, resort style community in town, which offers many amenities including a clubhouse, fitness center, heated lap pool and a resistance pool, heated spa, bocce, billiards room and more. Your homeowners association fee includes lawn care, cable TV, internet and periodic services for exterior painting, pressure washing of the roofs and mulching. This is a great central location, just a short drive to beautiful downtown Venice and the beaches on the Gulf of America. Come see this great buy today!

Built in 2012

Essential Information



MLS® #	N6138299
Price	\$365,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,600
Acres	0.11
Year Built	2012
Type	Residential
Sub-Type	Villa
Status	Active

Community Information

Address	11096 Campazzo Drive
Area	Venice
Subdivision	VENETIAN FALLS PH 3
City	VENICE
County	Sarasota
State	FL
Zip Code	34292

Amenities

Amenities	Clubhouse, Fitness Center, Gated, Pool, Recreation Facilities
# of Garages	2
View	Trees/Woods

Interior

Interior Features	Ceiling Fans(s), Eat-in Kitchen, Living Room/Dining Room Combo, Open Floorplan, Solid Wood Cabinets, Split Bedroom, Stone Counters, Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air

Exterior

Exterior Features	Hurricane Shutters, Lighting, Rain Gutters, Sidewalk, Sliding Doors
Roof	Tile
Foundation	Slab

Additional Information

Date Listed	April 6th, 2025
Days on Market	45
Zoning	RSF1

Listing Details

Listing Office	Coldwell Banker Realty
----------------	------------------------

All listing information is deemed reliable but not guaranteed and should be independently verified through personal inspection by appropriate professionals. Listings displayed on this website may be subject to prior sale or removal from sale; availability of any listing should always be independently verified. Listing information is provided for consumer personal, non-commercial use, solely to identify potential properties for potential purchase; all other use is strictly prohibited and may violate relevant federal and state law. Listing data comes from My Florida Regional MLS DBA Stellar MLS.

Listing information last updated on May 21st, 2025 at 11:19pm CDT