

\$1,100,000 - 13280 Campanile Court, VENICE

N6139157

\$1,100,000

3 Bedroom, 3.00 Bathroom, 3,343 sqft
Residential on 0 Acres

GRAN PARADISO PH 1, VENICE, FL

Welcome to unparalleled brilliance, where luxury, comfort, and sustainability come together in perfect harmony. Custom-built by Sam Rogers in 2019, this 3,343 sq ft masterpiece offers 3 bedrooms, 3 bathrooms, 2 dens, and a bonus room—thoughtfully designed for both everyday living and elevated entertaining. As you enter, the great room immediately captivates with a custom brick feature wall, hand-applied faux painted beams, and an Italian mural that adds character and warmth. The adjacent bonus room invites you to unwind with a stylish dry bar, marble countertop, and built-in beverage cooler—ideal for hosting guests or enjoying a quiet evening in.

The heart of the home is the gourmet kitchen, boasting sleek quartz countertops, a built-in oven and microwave, a new Bosch dishwasher, and a reverse osmosis system servicing both the sink and refrigerator. A walk-in pantry with custom wood shelving keeps everything beautifully organized. The primary suite is a private sanctuary, featuring a spacious flex space, an expansive California Closet with custom wood shelving, a stunning closet island topped with marble and illuminated by a chandelier, and a spa-like en-suite with double vanities, a large walk-in shower, and a private water closet with a smart bidet toilet.

Energy efficiency is top of mind with a 12.24 KW solar system, three Powerwall backups, a hybrid water heater that reduces electricity use



by 75%, low-voltage lighting and fans, as well as updated leak-proof vents throughout. Safety and peace of mind come standard with the PGT hurricane/impact-rated windows and doors, hard-wired smoke detectors, and a 24-hour monitored security system. The oversized 3-car garage is equally impressive, offering a 4-foot extension, EV hook-up, epoxied floors, as well as four storage cabinets. Step outside to your backyard oasis, where beautiful preserve views, hardscaping, a firepit, winding walkways, landscape lighting, and a perennial garden create a tranquil setting for outdoor enjoyment. From the ground up, every detail in this home was carefully chosen for modern and elevated living at its finest. Luxury continues with the beautiful guard-gated community featuring resort-style amenities including a pristine clubhouse, state-of-the-art fitness center, resort-style pool and spa, basketball, tennis and pickleball courts, a playground and more. To top it off, the monthly social events and activities both within the community as well as Downtown Wellen Park has something for everyone. Wait no longer. Itâ€™s time to own your dream. ****PLEASE NOTE:** Chandelier in front office does not convey.

Built in 2019

Essential Information

MLS® #	N6139157
Price	\$1,100,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	3,343
Acres	0.23
Year Built	2019
Type	Residential

Sub-Type	Single Family Residence
Status	Active

Community Information

Address	13280 Campanile Court
Area	Venice
Subdivision	GRAN PARADISO PH 1
City	VENICE
County	Sarasota
State	FL
Zip Code	34293

Amenities

Amenities	Clubhouse, Fitness Center, Gated, Lobby Key Required, Park, Pickleball Court(s), Playground, Pool, Recreation Facilities, Tennis Court(s), Trail(s)
# of Garages	3
View	Trees/Woods

Interior

Interior Features	Cathedral Ceiling(s), Ceiling Fans(s), Central Vacuum, Crown Molding, Dry Bar, Eat-in Kitchen, High Ceilings, In Wall Pest System, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments
Appliances	Bar Fridge, Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Ice Maker, Microwave, Range, Range Hood, Refrigerator, Washer, Water Softener, Whole House R.O. System
Heating	Central
Cooling	Central Air

Exterior

Exterior Features	Lighting, Rain Gutters, Sidewalk
Lot Description	Landscaped
Roof	Tile
Foundation	Slab

School Information

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

Additional Information

Date Listed	June 5th, 2025
Days on Market	22
Zoning	V

Listing Details

Listing Office	Paradise Exclusive Inc
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Listing information last updated on June 27th, 2025 at 3:04am CDT