



\$ 490,000



12308 Canavese Ln, Venice, FL 34293

- » Beds: 3 | Baths: 3 Full
- » MLS #: N6134355
- » Single Family | 2,035 ft² | Lot: 7,159 ft²
- » More Info: 12308CanaveseLn.IsForSale.com



Tracy Pierce
 941.275.1570
tracypierce@michaelsaunders.com
<http://tracypierce.michaelsaunders.com/>

Sales Office
 110 Nokomis Ave N
 Venice, FL 34285
 (941) 493-2500

Remarks

Welcome to this exceptional 3-bedroom, 3-bathroom home featuring the sought after Trevi II Floor Plan, which includes a versatile den and all-tile flooring throughout. The primary bedroom is a true retreat, boasting two spacious walk-in closets. This residence offers a "1-year home warranty. The exquisite mature landscaping enhances the beauty of this home, with a variety of palm trees creating a tropical paradise. The extended lanai, complete with a fountain, offers a spectacular, serene view of the lake and preserve, perfect for relaxing and enjoying the peaceful surroundings. Located in the sought-after Gran Paradiso community within Wellen Park, this home provides access to a wealth of amenities. Enjoy the largest community pool in the area, a hot tub, a fully equipped gym, pickleball and tennis courts, a basketball court, a playground, and a billiards and event rooms. The community also has a full-time activities director who organizes clubs and classes at the main clubhouse. As an added benefit, your HOA dues include cable and internet services. The community is pet-friendly, and fencing is allowed, making it ideal for families and pet owners. Take advantage of nearby attractions, including the Wellen Park Town Center, Atlanta Braves Training Facility, and just minutes from beaches and

