

\$339,000 - 11331 Bertolini Drive, VENICE

MLS® #A4645510

\$339,000

2 Bedroom, 2.00 Bathroom, 1,703 sqft

Residential on 0.13 Acres

VENETIAN FALLS PH 3, VENICE, FL

Welcome to Venetian Falls a vibrant 55+ maintenance-free community that combines relaxation & recreation, known for its exceptional amenities. This 2 bedroom 2 bathroom plus a den is overlooking the lake with views from the dining room, master bedroom, & lanai. This open floor plan is ideal for entertaining. The bedrooms are newly carpeted awaiting your personal touches & furnishings. The master suite has plenty of floor space, double closets, and a large walk-in shower that is fully accessible. Exceptional amenities include a resort-style clubhouse, a heated lap pool and spa, a resistance-walking pool, a fully equipped fitness center, a billiards room, bocce courts, and a full-time activities director, all managed by an on-site team. The reasonable HOA fee covers lawn maintenance, irrigation, roof pressure washing, exterior paint, internet, and basic cable—plus, there's no CDD fee. The Falls is nestled minutes away from pristine beaches, historic downtown, a state park, walking/biking trails, entertainment, & shopping. Residents of Venetian Falls utilize an array of amenities that encourage an active and social lifestyle. With scheduled activities & spontaneous gatherings, we hope you make lasting friendships and memories in this welcoming community!



Built in 2006

Essential Information

MLS® #	A4645510
Price	\$339,000
Sold Price	\$320,000
Date Sold	October 17th, 2025
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,703
Acres	0.13
Year Built	2006
Type	Residential
Sub-Type	Villa
Status	Sold

Community Information

Address	11331 Bertolini Drive
Area	Venice
Subdivision	VENETIAN FALLS PH 3
City	VENICE
County	Sarasota
State	FL
Zip Code	34292

Amenities

# of Garages	2
View	Water

Interior

Interior Features	Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Primary Bedroom Main Floor, Thermostat, Window Treatments
Appliances	Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Freezer, Microwave, Refrigerator, Washer
Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Sliding Doors
Roof	Tile

Foundation Block

Additional Information

Date Listed March 21st, 2025
Days on Market 181
Zoning RSF1
HOA Fees 1044.1
HOA Fees Freq. Quarterly

Listing Details

Listing Office EXIT KING REALTY

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