



\$ 775,000



1206 Tuscany Blvd, Venice, FL 34292

- » Beds: 3 | Baths: 3 Full
- » MLS #: N6136523
- » Single Family | 2,620 ft<sup>2</sup> | Lot: 9,530 ft<sup>2</sup>
- » More Info: [1206TuscanyBlvd.IsForSale.com](http://1206TuscanyBlvd.IsForSale.com)



**Robert Goldman**

941.400.2756

[robertgoldman@michaelsaunders.com](mailto:robertgoldman@michaelsaunders.com)

<http://robertgoldman.michaelsaunders.com>

**Michael Saunders & Company**  
LICENSED REAL ESTATE BROKER

Sales Office

110 Nokomis Ave N

Venice, FL 34285

(941) 485-5421



#### Remarks

This extraordinary Catalina model great room (3/4 bed, den, 3 bath) home, commands an elevated private lake setting. Thoughtfully and strategically designed, with whole-house hurricane rated windows (including double-front entry doors and all sliding doors), and an extraordinary amount of quality storage provided by closet systems and built-ins from interior to garage. Just a few of the home's many features: all bathrooms have quartz counters, kitchen has built-in oven with separate cooktop and convection/microwave oven, and built-in closet shelving in the den. Colored in warm tones of taupe, creme and chocolate brown, with volume 12' ceilings, tray and crown/moldings, handsome cabinets, porcelain tile and wood floors. Wall pocketing sliding glass doors merge its interior and exterior under screen spaces, effectively doubling the home's recreational footprint. The lanai has been masterfully finished, grounded by gorgeous marble stone pavers, multi-faceted under roof lounging areas and a spectacular Pebble-Tek heated pool and spa. The home's audio system, independently controlled by room whether inside or out, adds ambience whether lounging poolside or entertaining. Together with maintenance of lawn care and high-speed internet and expanded cable

