



\$ 400,000



1730 San Silvestro Dr, Venice, FL 34285

- » Beds: 3 | Baths: 2 Full
- » MLS #: N6139587
- » Single Family | 1,660 ft<sup>2</sup> | Lot: 4,560 ft<sup>2</sup>
- » More Info: [1730SanSilvestroDr.IsForSale.com](http://1730SanSilvestroDr.IsForSale.com)



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#### Remarks

Enjoy breathtaking sunsets, sparkling lake vistas, and golf course views from this beautifully maintained 3-bedroom, 2-bath paired villa with 2-car garage and 1,660 square feet of comfortable living space. Tile floors flow through the main living areas, complemented by hardwood cabinetry, granite countertops, and volume/tray ceilings. Buttressed by hurricane shutters. Furniture and all furnishings are available. Just steps away, residents enjoy the private heated pool exclusive to the Villas community. This home is offered fully furnished, just bring your toothbrush! Pelican Pointe offers exceptional value with low HOA fees that include exterior maintenance, a spacious clubhouse with dining room, grill room, banquet facilities, fitness center, heated resort-style pool, tennis and pickleball courts, and an active women's association featuring over 45 social groups and clubs. Additional perks include a 24/7 staffed guard gate, high-speed internet, and expanded cable TV. Golfers can choose to join the 27-hole semi-private course or play on a pay-as-you-go basis. Ideally located just minutes from Historic Venice Island, the vibrant new Wellen Park, and greater Sarasota County, you'll have easy access to beaches, boutique shopping, fine and casual dining, bike trails, fishing, live theater, performing

