



\$ 1,375,000



438 W Gate Dr, Venice, FL 34285

- » Beds: 3 | Baths: 2 Full
- » MLS #: N6142195
- » Single Family | 1,912 ft² | Lot: 9,350 ft²
- » More Info: 438WGateDr.IsForSale.com



Edie Lomason

941.320.6298

edielomason@michaelsaunders.com

<http://edielomason.michaelsaunders.com>

Michael Saunders & Company

LICENSED REAL ESTATE BROKER

Sales Office

110 Nokomis Ave N
Venice, FL 34285
(941) 485-5421

Remarks

Located on a quiet, double cul-de-sac on the island of Venice and walking distance to the Gulf as well as the charming downtown area, is a stunning, light-filled, contemporary home that is awaiting its next owner. From beautiful quartzite countertops to handsome porcelain flooring, this home exudes quality, excellence and luxury. Every inch has been thought through during the 2023 renovation process. Examples include: bringing the laundry room inside from the double car garage, enlarging the pantry for those Costco needs, replacing a non functioning fireplace with an additional sliding glass door to bring in even more light and in the master 2 custom closets. This home qualifies for a wind mitigation discount on home insurance as all windows, sliders and doors are new and hurricane rated. The 2023 renovation also included all new plumbing (supply and drain lines), updated electrical system with new sub-panel and all-new HVAC system. The custom built coffee/drink bar has European doors that, when closed, make the space feel decluttered or leave open to display art pieces. The quartzite kitchen island is stunning, oversized and great for entertaining! A propane gas system has been installed for a gas cooktop, tankless water heater and grill connection on the lanai. The new standing