



\$ 475,000

156 Nolen Dr, Venice, FL 34292

- » Beds: 2 | Baths: 2 Full
- » MLS #: D6141396
- » Single Family | 1,921 ft² | Lot: 6,007 ft²
- » More Info: 156NolenDr.IsForSale.com



Jim Litton, PA
 941.822.9648
jimlitton@michaelsaunders.com
<http://www.GulfCoastLifestyle.com>

Michael Saunders & Company
LICENSED REAL ESTATE BROKER

Sales Office
 1200 S McCall Rd
 Englewood, FL 34223
 (941) 473-7750



Remarks

Welcome to Venice FL, where you'll find the perfect blend of coastal beauty, small-town charm, and an active lifestyle. This island town's charming main street area offers everything from a seasonal farmer's market to shopping, dining and one of the country's largest community theaters. Grand Oaks is truly in the heart of it all, located three miles to downtown Venice and Venice Beach. Three semi-private Championship Golf Courses - Capri Isles, Calusa Lakes and Waterford Golf Club - are also just minutes away from this private, gated enclave of only 55 homes. There is nothing quite like Grand Oaks with its low fee, low maintenance, active social lifestyle centered around the Residents' Club. This Coastal themed Valencia plan offers 2 bedrooms and 2 baths plus a den. Hurricane impact glass on the front of the home and steel panels for the sides and rear provide peace of mind. Tray ceilings emphasize ceiling heights of 12' in the Foyer and 10' in the Great Room and Dining Room. The Kitchen is equipped with stainless appliances, custom wood cabinetry with 3" crown molding, under cabinet lighting, and granite tops with decorative backsplash. The open concept design and 8' tall by 12' wide nocketing glass doors open the home to the lanai and enhance the glorious view of the central lake. A relaxing

