



\$ 547,000



707 Petrel Way, Venice, FL 34285

- » Beds: 3 | Baths: 2 Full
- » MLS #: N6137161
- » Single Family | 2,056 ft<sup>2</sup> | Lot: 9,519 ft<sup>2</sup>
- » More Info: [707PetrelWayVenice.IsForSale.com](http://707PetrelWayVenice.IsForSale.com)



**Margie Valentine**

913.207.1999

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

<http://margievalentine.michaelsaunders.com>

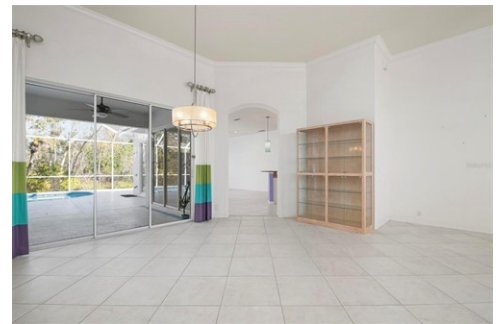
**Michael Saunders & Company**  
LICENSED REAL ESTATE BROKER

Sales Office

110 Nokomis Ave N

Venice, FL 34285

(941) 485-5421



#### Remarks

Welcome to Pelican Pointe! Peaceful preserve views await you in this wonderful home nestled within and amenity rich community offering low HOA fees, fun and tranquility. Located on a quiet street near the cud-de-sac, this three bedroom, two bath residence is designed for both comfort and privacy. Features a new roof, hurricane windows, a/c 4 years old, 1 year old water heater and guest bedroom has new carpet. Upon entering thru the impact resistant designer front door, you are greeted by a formal living and dining area ideal for entertaining guests. Large sliders offer a full view of the covered lanai, pool area and preserve showcasing the homes thoughtful design and serene surroundings. The heart of the home is the open concept kitchen and family room, seamlessly connecting indoor and outdoor living. The kitchen has a breakfast bar, granite countertops, ample cabinetry with some pull out drawers, a rolling cart for extra workspace, stainless appliances and a dinette area. The split floor plan offers privacy for the owners and guests. The main bedroom boasts two walk-in closets and a door to access the pool. The remodeled main bathroom has a quartz countertop too. Step outside to your private oasis where there is as much covered lanai area as uncovered area both surrounding the pool.

