

Cross Property 360 Property View

1224 PINEBROOK WAY, VENICE, Florida 34285

Listing

A4632938 1224 PINEBROOK WAY, VENICE, FL 34285



County: Sarasota
Subdiv: PINEBROOK SOUTH
Subdiv/Condo:
Beds: 2
Baths: 2/0
Pool: Community
Property Style: Single Family Residence
Lot Features: In County, Landscaped, Near Golf Course, Near Marina, Street Paved
Total Acreage: 0 to less than 1/4
Minimum Lease Period: 1 Month
Garage: Yes **Attch:** Yes **Spcs:** 1
Garage/Parking Features:
Assigned Spcs:
LP/SqFt: \$241.43
Home Warranty Y/N:No
New Construction: No
Total Annual Assoc Fees: \$501.49
Average Monthly Fees: \$41.79
Flood Zone Code:x

Status: Active
On Market Date: 12/27/2024
List Price: \$354,900
Year Built: 1978
Special Sale: None
ADOM: 87
CDOM: 87
Heated Area:1,470 SqFt / 137 SqM
Total Area: 1,847 SqFt / 172 SqM

This property captures the essence of Venice living, blending comfort, convenience, and charm in one unbeatable location. Situated just minutes from Venice and Nokomis beaches, golf courses, Venice Island, marinas, I-75, shopping, top-rated Sarasota Memorial Hospital, athletic fields, and natural preserves, this home offers access to everything you love about the area. Located in the sought-after Pinebrook South neighborhood, you'll enjoy a vibrant community with park-like surroundings and serene wildlife. Amenities include a boat ramp, kayak storage, fishing dock, shuffleboard courts, a sprawling community pool, and a clubhouse featuring pool tables, games, a full kitchen, and entertainment areas. The canal conveniently leads to Donna Bay, the Jetties, and the Gulf of Mexico, making it a dream location for boating and outdoor enthusiasts. Sidewalks on both sides of the street, playgrounds, and a nominal annual fee further enhance the neighborhood's appeal. The home itself is equally impressive. Florida-friendly landscaping welcomes you, along with key updates including a newer roof, A/C, ductwork, and windows. Perched on an elevated lot, this home remained flood-free during recent storms, offering both style and peace of mind. Inside, you'll find a beautifully updated interior with large modern tiles, fresh paint, and updated baseboards. The spacious living room flows seamlessly into the dining room, which leads directly into the updated kitchen of wood cabinets, stainless steel appliances, granite countertops, a pantry, and an oversized breakfast bar. The primary suite is a peaceful retreat, filled with natural light and overlooking the garden. It features a walk-in closet and a newly renovated bathroom. The second bedroom is generously sized, offering a large closet and an updated bathroom with modern finishes. At the back of the home, a sunroom with abundant windows creates a bright and inviting space, while the freshly refinished deck is perfect for entertaining or relaxing. The private backyard is an outdoor oasis, complete with fruit trees, a grilling area, lush Florida landscaping, and plenty of room for a pool, fire pit, or shed. Don't miss your chance to own this exceptional home that perfectly combines modern comfort, resort-style amenities, and an unbeatable location. Schedule your showing today and start living the Venice lifestyle!

Land, Site, and Tax Information

Legal Desc: LOT 3 BLK 10 PINEBROOK SOUTH UNIT 3
SE/TP/RG: 05-39S-19E
Subdivision #:
Between US 1 & River:
Tax ID: [0404150029](#)
Taxes: \$2,010
Homestead: Yes
Alt Key/Folio #: 0404150029

Ownership: Fee Simple
SW Subd Condo#:
Flood Zone: x
Floors in Unit/Home: One
Book/Page: 20-20
Total # of Floors: 1
Land Lease Y/N: No **Land Lease Fee:**
Lot Dimensions: 85x120
Water Access: Yes-Bay/Harbor, Canal - Brackish

Zoning: PUD
Future Land Use:
No Drive Beach:
Zoning Comp:
Tax Year: 2023
AG Exemption YN:

Block/Parcel: 10
Front Exposure: West
Lot #: 3
Other Exemptions:

CDD: No **Annual CDD Fee:**
Complex/Comm Name:
SW Subd Name: Pinebrook South
Flood Zone Date:
Floor #:
Census Block:
Bldg Name/#:

Flood Zone Panel:
Planned Unit Dev:
Census Tract:

Lot Size Acres: 0.23 **Lot Size:** 10,085 SqFt / 937 SqM
Water Extras: Yes-Boat Ramp - Private, Bridges - Fixed, Fishing Pier, Minimum Wake Zone

Interior Information

A/C: Central Air, Wall/Window Unit(s)
Heat/Fuel: Central
Utilities: Cable Connected, Electricity Connected
Sewer: Public Sewer
Water: Public
Fireplace: No
Heated Area Source: Appraisal

Appliances Incl: Disposal, Dryer, Freezer, Microwave, Range, Refrigerator, Washer
Flooring Covering: Carpet, Ceramic Tile
Interior Feat: Ceiling Fans(s), Open Floorplan, Primary Bedroom Main Floor, Smart Home, Stone Counters, Thermostat

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Primary Bedroom	First		Carpet	Walk-in Closet	Ceiling Fan(s), En Suite Bathroom, Stone Counters
Kitchen	First		Ceramic Tile		Breakfast Bar, Granite Counters, Pantry, Stone Counters
Living Room	First		Ceramic Tile		

Exterior Information

Ext Construction: Stucco
Roof: Shingle
Property Description:
Ext Features: Garden, Rain Gutters, Sidewalk, Sliding Doors, Storage
Pool: Community **Pool Dimensions:**

Garage Dim:
Architectural Style:Florida
Spa: No

Pool Features:
Patio And Porch Features: Deck, Enclosed, Front Porch, Screened
Foundation: Slab
Garage/Parking Features:
Road Surface Type: Paved

Green Features

Disaster Mitigation:
Solar Panel Ownership:

Green Water Features:

Community Information

Community Features: Clubhouse, Deed Restrictions, Golf Carts OK, Playground, Pool, Sidewalk
Comm/Assoc Water Feat: Canal Front, Community Boat Ramp, Dock, Fishing, Private Boat Ramp, Water Access
Fee Includes: Community Pool, Manager, Pool Maintenance, Recreational Facilities
HOA / Comm Assn: Yes
HOA Pmt Sched: Annually
Assn/Manager Name: Pinnacle Community Association Management
Assn/Manager Phone: 941-444-7090
Master Assn/Name: No
Condo Fee:
Association Approval Required: Yes
Lease Restrictions: Yes
Approval Process: See HOA docs
Additional Lease Restrictions: See Sarasota County rules
Amenities w/Addnl Fees: Kayak storage The clubhouse and amenities are located at 1348 Featherbed Ln, Venice, FL 34285

Dock Information

Dock Y/N	Yes	Dock Yr Blt	Dock Dim	40'x5'	Dock Maint Fee
Dock Lift Capacity		Dock Description	Dock - Wood, Restroom/Shower		

Realtor Information

List Agent: [Julianna Burns](#)
List Agent E-mail: JuliannaBurns@BHHSFloridaRealty.net

List Office: [BERKSHIRE HATHAWAY HOMESERVICE](#)
Original Price: \$369,000
On Market Date: 12/27/2024
Previous Price: \$369,000
Seller Representation: Transaction Broker
Occupant Type: Owner
Owner: MARK WARRO & GRACE WARRO
Financing Avail: Cash, Conventional, FHA, VA Loan
Realtor Info: As-Is, Assoc approval required, No Sign

List Agent ID: 281528278
List Agent Fax: 941-556-2149
List Office Fax: 941-556-2149
Price Change: 02/21/2025
Listing Service Type: Full Service
Owner Phone:
Listing Type: Exclusive Right To Sell

List Agent Direct: 941-800-7653
List Agent Cell: 941-800-7653
Call Center #:
List Office ID: 281525232
List Office Phone: 941-556-2150
LP/SqFt: \$241.43
Expiration Date:

Confidential Info:
Disclosures: Flood Disclosure, HOA/PUD/Condo Disclosure, PACE Loan Disclosure, Seller Property Disclosure
Showing Instructions: Lockbox - Supra, Appointment Only, Lockbox - Electronic, See Remarks, Use ShowingTime Button
Showing Considerations: No Sign, Security System
Driving Directions: Head north on Pinebrook RD. turn left on Pinebrook Way, house is on left. The clubhouse and amenities are located at 1348 Featherbed Ln, Venice, FL 34285 List agent will be out of the country 1/10/25-1/13/25 please email julianna.burns@icloud.com or call Julie Froeschle at 941-228-6408 for a faster response. Thank you
Realtor Remarks: Owner-occupied must request showings through Showing Time. Video doorbell in use Buyer to verify all dimensions Thanks for showing!

Seller's Preferred Closing Agent

Closing Agent Name: Maury Azerad Esq.
Email: maury@propertiestitle.com
Address: , Florida
Closing Company Name: Properties Title

Phone: 941-260-9221
Fax:

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