



\$ 450,000



227 Nolen Dr, Venice, FL 34292

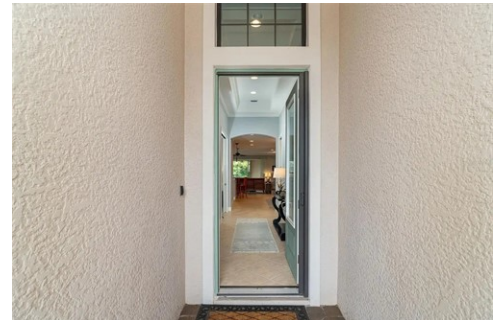
- » Beds: 2 | Baths: 2 Full
- » MLS #: D6145593
- » Single Family | 2,085 ft<sup>2</sup> | Lot: 5,227 ft<sup>2</sup>
- » More Info: [227NolenDr.IsForSale.com](http://227NolenDr.IsForSale.com)



Jim Litton, PA  
941.822.9648  
[jimlitton@michaelsaunders.com](mailto:jimlitton@michaelsaunders.com)  
<http://www.GulfCoastLifestyle.com>

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

Sales Office  
684 S. Indiana Ave  
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 Mediterranean themed Valencia plan offers 2 bedrooms and 2 baths plus a den. Hurricane impact glass on the front, steel panels for the side and an accordion shutter for the sliding glass door provide peace of mind and comfort. Tray ceilings emphasize ceiling heights of 12' in the Foyer and 10' in the Great Room and Dining Room with crown molding throughout the home, even in the laundry! The Kitchen is equipped with GE stainless steel appliances, Bosch dishwasher, custom wood cabinetry with 3" crown molding, under cabinet lighting, and granite tops with decorative backsplash. The open concept

