



\$ 1,295,000



440 W Gate Dr, Venice, FL 34285

- » Beds: 3 | Baths: 3 Full
- » MLS #: N6143790
- » Single Family | 1,980 ft<sup>2</sup> | Lot: 9,148 ft<sup>2</sup>
- » More Info: [440WGateDr.IsForSale.com](http://440WGateDr.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

Tucked away on a quiet, private double cul-de-sac on Venice Island, is a very special home within walking distance of the Gulf, as well as downtown with all of its activities! This beautiful home, pool, pool cage, and yard, has been totally renovated within the last 6 years. The spacious screened patio off the front entrance has sunrise sky views as well as a great place for coffee in the morning or a glass of wine with friends when the day is done. The front patio overlooks a professionally landscaped, low maintenance front yard, including a fruit bearing coconut tree, and is wrapped in privacy from the street. Leaving the front door & windows open to the screened front patio, and the 2 sliding glass doors to the lanai, gives you wonderful breezes throughout the home! Walking into the home, the dramatic oversized waterfall edge kitchen island commands your attention, with plenty of entertainment space in the living area as well. The kitchen cabinets are sleek and contemporary with abundant storage. There is a designated coffee bar as well as a wine cooler tucked out of sight, so you always have enough of both! The dining area features custom wood beams on the ceiling and contemporary lighting. Master suite is gracious, including a steam room shower, large walk-in closet and a private door to

