

13350 CAMPANILE COURT

13350 CAMPANILE CT, VENICE, FL 34293

\$1,050,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Under contract-accepting backup offers. Now Offered at an IMPROVED PRICE! – Welcome to Your Dream HOME in Gran Paradiso! Experience LUXURY living in this stunning SAM RODGERS 2017-BUILT NAPOLI EXECUTIVE HOME, perfectly situated on a unique cul-de-sac in the highly sought-after community of Gran Paradiso in Wellen Park, Florida. Thoughtfully UPGRADED and impeccably maintained, this residence is light, bright, and airy, featuring soaring cathedral ceilings and a fresh, modern color palette throughout. This home is designed for both comfort and innovation.

**Garage Count: 3 Car Garage,
General: Smoke Detector**

\$1,050,000



The home is equipped with advanced SMART-HOME technology that seamlessly controls outdoor storm shutters, pool and spa features, color-changing lighting, and interior climate. The spacious PRIMARY SUITE is a private retreat, offering a luxurious ensuite bath with a relaxing garden tub and a custom-designed tech closet. At the HEART OF THE HOME, the chef's kitchen impresses with custom wood cabinetry, quartz countertops, a convection oven, Bosch induction cooktop, upgraded sink, and a striking HERRINGBONE TILE accent wall. When you step outside to your own RESORT-STYLE OASIS, the expansive brick-paver lanai features a sparkling SALT-WATER POOL AND SPA with a waterfall, along with an energy-efficient pump, heater, and chiller. Entertaining is effortless with the fully equipped OUTDOOR KITCHEN, complete with cabinetry, grill, vent hood, and tile finishes. **NOTABLE UPGRADES & FEATURES INCLUDE:** STORM SMART HURRICANE REMOTE SHUTTERS with Wi-Fi (full lanai and front entry). Hurricane-impact front door. Tankless water heater & upgraded electrical panel. EV garage charging station. Upgraded flooring throughout (no builder-grade finishes). Custom ClosetTec organization systems. Expanded pantry with professional Elfa storage. Office with closet (optional 4th bedroom).



Five added ceiling fans & upgraded lighting fixtures. Recessed lighting in kitchen, living room, and office. New appliances: washer, dryer, and dishwasher. Stylish shiplap accents in entry, dining room, and kitchen island. For added peace of mind, this home is **NOT IN A FLOOD ZONE** and the sellers are including a one-year American Home Shield home warranty **PAID IN FULL**. Enjoy the best of Florida living with this home's prime location—just a golf cart ride from Downtown Wellen Park and the Atlanta Braves Spring Training facility. You'll also have convenient access to Wellen Park High School, SCF College, restaurants, shopping, Costco, and entertainment—all just minutes from the area's stunning Gulf Coast beaches. This exceptional home offers the **PERFECT** blend of luxury, comfort, and lifestyle—don't miss this extraordinary opportunity!



