

**11446 FORT LAUDERDALE
PLACE**

11446 FORT LAUDERDALE PL, VENICE, FL 34293

\$499,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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FL 34293

NEW PRICE on this beautifully upgraded home in the highly sought-after community of Grand Palm! Situated on an oversized pie-shaped waterfront lot with expansive open space and peaceful pond views, this meticulously maintained home offers the perfect blend of comfort, style, and functionality. Offering 3 bedrooms, 2 bathrooms, a flex space, dedicated office, and a 2-car garage, this thoughtfully designed split floor plan provides privacy with the guest bedrooms tucked away from the spacious primary suite.

Cooling: Central A/C,
Garage Count: 2 Car Garage,
Sewer: Public,
Water: City Water

\$499,000



From the moment you arrive, you'll appreciate the oversized covered front porch with sitting area, upgraded landscaping, freshly repainted exterior, extended driveway, and charming glass front entry door. Inside, the home feels light, bright, and inviting with newly installed porcelain plank tile flooring throughout all main living areas and bedrooms (offering a completely carpet-free interior) along with recessed lighting, stunning fixtures and ceiling fans, and a tray ceiling accenting the great room. The open-concept kitchen features quartz countertops, tile backsplash, abundant cabinetry, and overlooks the spacious living and dining areas, perfect for everyday living and/or entertaining. The primary suite offers private access to the extended screened lanai through a glass door, a large walk-in closet, and an ensuite bath with double sinks and generous storage. Additional highlights include a spacious office with glass double doors, generous hallway and guest bath storage, new impact windows and sliding glass door throughout, gutters surrounding the home, and a massive side yard rarely found in the community.



Enjoy Florida living year-round from the extended screened lanai overlooking tranquil water views, all while being located within Grand Palm, one of Venice's most amenity-rich communities featuring resort-style pools, fitness center, pickleball, tennis, walking trails, kayak launch, dog parks, and more. All of this is just minutes from beaches, shopping, dining, and major roadways. Schedule your private showing today.



