

24253 GALLBERRY DRIVE

24253 GALLBERRY DR, VENICE, FL 34293

\$599,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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34293

Under contract-accepting backup offers. Welcome to Sarasota National! ASSUMABLE MORTGAGE 2.25% INTEREST RATE (NON VETERANS CAN ASSUME THIS VA LOAN). 2 GOLF MEMBERSHIPS DEEDED WITH THE HOME. This elegantly appointed 4-bedroom, 2-bath home with 2-car garage offers both space and sophistication. From the moment you step through the entry, you're greeted by high ceilings and an open, airy layout that makes every space feel bright and inviting. The open floor plan flows seamlessly from the living room into the dining area and kitchen, great for entertaining or everyday living.

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

\$599,000



There is tile flooring that runs continuously throughout the main living area, along with tray ceilings, and crown molding. For the cook, the kitchen offers wood soft-close cabinets, granite countertops, and matching stainless steel GE appliances. The living room is spacious with hurricane rated sliding glass doors that open to the paved, screened lanai with relaxing views of a conservation area. The primary bedroom also has a hurricane rated sliding glass door that leads to the lanai, tray ceiling, ceiling fan, and dual walk-in closets. The primary bathroom is tiled with a roman tub, dual vanities/sinks with wood soft-close cabinets, granite countertops, linen closet, and tiled shower with glass enclosure. The second and third bedroom are towards the front of the home with a second bathroom conveniently located in between. The second and third bedrooms have ceiling fans, high ceilings, and plenty of storage space and the second bathroom has tiled flooring, wood soft-close vanity, and tiled shower with a glass enclosure. The fourth bedroom has a ceiling fan and a spacious walk-in closet. You'll find more storage in the laundry room with linen closet and storage cabinets.



Hurricane windows are throughout, AC 2017, Hot Water Heater 2017, and Roof 2023. Sarasota National is a premier gated community with 24-hour guard service, offering an exceptional resort-style lifestyle. HOA fees include two golf memberships and access to an impressive array of amenities, including a resort-style spa pool, lap pool, hot tub, and a 7,000-square-foot fitness center. Residents also enjoy a coffee lounge, library, card room, pickleball, tennis, bocce ball, and eight miles of scenic walking paths throughout the community. Golf home residents have exclusive access to four on-site dining venues: Palm Dining, Palm Lounge, the Tiki Bar, and the 19th Hole. Adding to its appeal, Sarasota National is a Silver Certified Audubon Community, thoughtfully designed, with over 1,300 acres dedicated to wildlife preservation. Also, centrally located with a short drive to Cool Today Park (Atlanta Braves spring training stadium), Wellen Park, restaurants, shopping, hospitals, and some of Florida's top beaches. Call today to schedule your private showing!



