



\$ 479,000



20892 Cattail Blvd, Venice, FL 34292

- » Beds: 3 | Baths: 2 Full
- » MLS #: A4646007
- » Single Family | 1,669 ft<sup>2</sup> | Lot: 7,811 ft<sup>2</sup>
- » More Info: [20892CattailBlvd.IsForSale.com](http://20892CattailBlvd.IsForSale.com)



Thomas Arthur, III  
941.400.7970  
[thomasarthur@michaelsaunders.com](mailto:thomasarthur@michaelsaunders.com)  
<http://ThomasArthur.michaelsaunders.com>

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

Sales Office  
8325 Lakewood Ranch Blvd.  
Lakewood Ranch, FL 34202  
(941) 907-9595

#### Remarks

Step into the serene lifestyle of Stoneybrook Landing, a charming enclave of just 49 homes, perfectly positioned near stunning beaches, the vibrant Venice Island, and Wellen Park. This meticulously maintained Capri model boasts a thoughtful open floor plan designed for modern living. As you enter, you'll be greeted by ceramic tile floors and crown molding that add an air of sophistication. The split bedroom layout ensures privacy while the heart of the home features solid wood cabinets, gleaming granite countertops, and stainless steel appliances perfect for culinary enthusiasts. Retreat to the luxurious primary bedroom, complete with a spacious walk-in shower and closet. Step outside to the outdoor brick paver-covered lanai and pool area, where seamless indoor/outdoor living awaits. Enjoy breathtaking lake views and stunning sunsets, all while embracing the relaxed Florida lifestyle. Situated on a private cul-de-sac street, Stoneybrook Landing is a maintenance-free community with low HOA fees and no CDD, ensuring peace of mind and easy living.

