



\$ 260,000



260 Southampton Dr Unit 312, Venice, FL 34293

- » Beds: 2 | Baths: 2 Full
- » MLS #: N6143341
- » Single Family | 1,401 ft²
- » More Info: 260SouthamptonDrUnit312Venice.IsForSale.com

Cherry Jaramillo
 941.447-8588
cherryjaramillo@michaelsaunders.com
<http://cherryjaramillo.michaelsaunders.com/>

Michael Saunders & Company
LICENSED REAL ESTATE BROKER
 Sales Office
 1605 Main Street
 Sarasota, FL 34236
 (941) 951-6660



Remarks

Welcome to Myrtle Trace at Plantation Golf & Country Club. This well-maintained 2 bedroom + bonus room (office/den), 2 bath villa with a 2-car garage is ideally situated near the end of a quiet cul-de-sac and offers peaceful water views. The home features an open and bright concept of living with the combination of cathedral ceilings and three sets of sliding glass doors that lead to an extended screened lanai, perfect for enjoying the Florida lifestyle and water views from the living room, dining room, kitchen, and primary bedroom. Updates and upgrades include a NEW ROOF (2026), Travertine flooring throughout the home. Updated kitchen -custom cabinetry with soft-close doors and drawers, granite countertops, and stainless-steel appliances, updated bathrooms w/custom travertine tiled showers, whole-house water treatment system, and a utility sink in the garage. Myrtle Trace residents enjoy low maintenance living, a heated community pool and clubhouse within walking distance. The optional membership at Plantation Golf & Country Club offers two 18-hole championship golf courses, pickleball, tennis, bocce, fitness center, heated Jr Olympic size pool, dining, and social activities. Conveniently located near multiple beaches, SCF, Cool Today (Braves Training Stadium) and the new

