



\$ 325,000



649 Back Nine Dr, Venice, FL 34285

- » Beds: 2 | Baths: 2 Full
- » MLS #: N6142943
- » Single Family | 1,264 ft² | Lot: 3,485 ft²
- » More Info: 649BackNineDr.IsForSale.com



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Remarks

Simply lovely villa in The Links at Pelican Pointe Golf & Country Club, overlooking the par-4 14th hole of the Meadows Course. Conveniently situated approximately 100 feet from the Villas' heated community pool. Virtually all structural and mechanical components have been replaced within the past few years, including tile roof (2023), all windows - hurricane rated (2022), HVAC (2022), lanai converted to a sunroom with hurricane-rated windows and doors (2022), all appliances (2021-2025), whole house surge protector (2018), and re-piped. Similarly, the interior was recently refashioned with luxury vinyl flooring (2022), crown moldings (2022), whole house interior painted (2002), and epoxy garage floor (2021). Additional features include plantation shutters, granite countertops in the kitchen and baths (each bathroom equipped with Hi-Line toilets), and guest bedroom/office with custom built-in cabinets, draws, desk, and Murphy bed. Enjoy maintenance-exterior free living at The Links, where low HOA fees include 24/7 guard service, high speed internet and expanded cable, and a clubhouse and facilities which include a Ladies Association with over 45 activities/groups, the primary pool, fitness, tennis, new pickleball courts, casual dining, social and event space. Offering 27 holes of semi-

