



\$ 300,000



12682 Shimmering Oak Cir, Venice, FL 34293

- » Beds: 2 | Baths: 2 Full
- » MLS #: A4654772
- » Single Family | 1,080 ft<sup>2</sup> | Lot: 3,759 ft<sup>2</sup>
- » More Info: [12682ShimmeringOakCir.IsForSale.com](http://12682ShimmeringOakCir.IsForSale.com)



**Kathleen Griffin**  
 941.302.3979  
[kathleengriffin@michaelsaunders.com](mailto:kathleengriffin@michaelsaunders.com)  
<http://kathleengriffin.michaelsaunders.com>

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

Sales Office  
 8660 S. Tamiami Trail  
 Sarasota, FL 34238  
 (941) 966-8000

#### Remarks

Welcome to Grand Palm! This low maintenance, 2 bedroom, two bath home with a two-car garage in this great resort-style neighborhood at a price that can't be beat! Located across the street from a nature preserve, makes for lovely views from your front porch. This home was gently used by the previous owner, so it is in "like new" condition. The lifestyle at Grand Palm is casual and relaxed and there is something for everyone if you like to keep busy! The clubhouse includes a well-equipped fitness center, resort-style pools, dog parks, a splash park and a playground. There are tennis courts, pickleball courts, basketball courts, volleyball courts, and bocce courts! There is an island with a kayak rack for residents to use in the community lake. Nature lovers will love the natural preserves and trails that meander through the community. Located near Wellen Park, the Braves Stadium, downtown Venice, with easy access to the interstate and the beach, Grand Palm is a unique and special place. A very reputable builder, Neal Homes, developed and built all of Grand Palm. Hurricane shutters are included, and furnishings are optional, Come check it out!

