



\$ 425,000



146 Braemar Ave, Venice, FL 34293

- » Beds: 3 | Baths: 2 Full
- » MLS #: N6141808
- » Single Family | 1,597 ft<sup>2</sup> | Lot: 6,534 ft<sup>2</sup>
- » More Info: [146BraemarAve.IsForSale.com](http://146BraemarAve.IsForSale.com)



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#### Remarks

Welcome home to Wexford on the Green, an enclave nestled among mature trees and calm lakes. This is a one-owner home which has been lovingly maintained. This residence offers peace of mind with a brand-new tile roof currently being installed (January 2026) and a new HVAC system installed in 2022. As you enter the front door, you're greeted by the bright and open living space featuring vaulted ceilings and large sliding glass doors that draw your eye straight to the pool and lanai beyond. The dining room sits conveniently to the right, perfect for entertaining or everyday meals. The semi-enclosed kitchen offers bar seating and a cozy breakfast nook, blending functionality with charm. The kitchen was updated in 2015 and features beautiful solid-wood cupboards. The primary suite is an inviting retreat, complete with an en-suite bathroom and a walk-in closet and a view of the pool and preserve. The second bedroom is located near a full bathroom with a tub and shower combination. A versatile flex room provides endless possibilities as a third bedroom, den, home office, or hobby space. The true star of the home is the expansive 16' x 30' pool and lanai, offering privacy thanks to the bordering preserve and peek-a-boo lake views. The pool has seen recent upgrades, including a PebbleTec.

