

Cross Property 360 Property View

428 TREMINGHAM WAY, VENICE, Florida 34293

Listing

A4658251 428 TREMINGHAM WAY, VENICE, FL 34293



County: Sarasota
Subdiv: THE RESERVE
Subdiv/Condo:
Beds: 3
Baths: 2/1
Pool: Private, Community
Property Style: Single Family Residence
Lot Features: Corner Lot, Cul-De-Sac, Landscaped, On Golf Course, Oversized Lot, Street Dead-End, Street Paved
Total Acreage: 1/4 to less than 1/2
Minimum Lease Period: 3 Months
Garage: Yes **Attch:** Yes **Spcls:** 3
Garage/Parking Features: Driveway, Garage Door Opener, Garage Faces Side, Golf Cart Garage, Golf Cart Parking, Ground Level, Guest Parking
Assigned Spcls:
LP/SqFt: \$357.45
Home Warranty Y/N:No
New Construction: No
Total Annual Assoc Fees: \$2,250.00
Average Monthly Fees: \$187.50
Flood Zone Code:X

Status: Active
On Market Date: 07/17/2025
List Price: \$1,250,000
Year Built: 1990
Special Sale: None
ADOM: 0
CDOM: 0

Pets: Yes
Max Times per Yr:
Carport: No **Spcls:**
Heated Area:3,497 SqFt / 325 SqM
Total Area: 4,421 SqFt / 411 SqM

Welcome home to this beautifully maintained retreat in the desirable gated community of The Reserve at The Plantation Golf & Country Club. This move-in-ready property offers 3 bedrooms, 2.5 bathrooms, and an open-concept layout designed for effortless Florida living. Step inside to discover high ceilings, abundant natural light, and elegant finishes throughout. The gourmet kitchen features stone countertops, stainless steel appliances including bar fridge, ample cabinetry, a breakfast room, and a separate formal dining room. The spacious master suite offers peaceful golf course views from its private sitting area, two closets, including a walk-in, and a spa-inspired ensuite bath with dual vanities, a soaking tub, and a separate walk-in shower. The split floor plan creates privacy for the two additional bedrooms. Relax on your extended screened lanai overlooking the beautifully landscaped lawn, golf course, pool, and spa. Additional highlights include a side-entry two-and-a-half-car garage, circular driveway, double front doors, tile roof, new AC units, large office, two living spaces, and numerous updates throughout. Residents enjoy The Plantation's world-class amenities, including golf, pickleball, tennis, fitness, lap pool, and vibrant social activities. Located just minutes from Venice's pristine beaches, marinas, Venice Yacht Club, historic downtown, shopping, dining, and the new Wellen Park amenities, this is your perfect Florida home. Request your private showing today for this exceptional luxury listing.

Land, Site, and Tax Information

Legal Desc: LOT 51 THE RESERVE
SE/TP/RG: 25-39-19
Subdivision #:
Between US 1 & River:
Tax ID: 0443160023
Taxes: \$10,363
Homestead: Yes
Alt Key/Folio #: 0443160023

Zoning: RSF2
Future Land Use:
No Drive Beach:
Zoning Comp:
Tax Year: 2024
AG Exemption YN:

Block/Parcel:
Front Exposure: North
Lot #: 51
Other Exemptions:

Ownership: Fee Simple
SW Subd Condo#:
Flood Zone: X
Floors in Unit/Home: One
Book/Page: 33-26
Total # of Floors:
Land Lease Y/N: No
Lot Dimensions:

Land Lease Fee:

CDD: No **Annual CDD Fee:**
Complex/Comm Name:
SW Subd Name: The Reserve
Flood Zone Date: 03/27/2024
Floor #:
Census Block:
Bldg Name/#:

Flood Zone Panel: 12115C0361G
Planned Unit Dev:
Census Tract: 27.34

Lot Size Acres: 0.44

Lot Size: 19,026 SqFt / 1,768 SqM

Interior Information

A/C: Central Air
Heat/Fuel: Central
Utilities: Cable Available, Electricity Connected, Public, Sewer Connected, Underground Utilities, Water Connected
Sewer: Public Sewer
Water: Public
Furnishings: Optional
Fireplace: Yes-Living Room, Wood Burning
Heated Area Source: Public Records

Appliances Incl: Bar Fridge, Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Freezer, Microwave, Range, Range Hood, Refrigerator, Washer, Wine Refrigerator
Flooring Covering: Ceramic Tile, Laminate
Interior Feat: Cathedral Ceiling(s), Ceiling Fans(s), Crown Molding, Eating Space In Kitchen, High Ceiling(s), Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Primary Bedroom	First	27x33	Laminate	Walk-in Closet	Built-In Shower Bench, Dual Sinks, En Suite Bathroom, Exhaust Fan, Garden Bath, Granite Counters, Stone Counters, Tub with Separate Shower Stall
Kitchen	First	15x16	Ceramic Tile		Bar, Breakfast Bar, Kitchen Island, Stone Counters
Family Room	First	17x21			
Living Room	First	21x19			
Dining Room	First	15x12			
Study/Den	First	11x11			
Bedroom 2	First	12x14		Coat Closet	
Bedroom 3	First	11x16		Walk-in Closet	

Exterior Information

Ext Construction: Block

Roof: Tile

Property Description:

Ext Features: Irrigation System, Rain Gutters, Sliding Doors, Tennis Court(s)

Pool: Private, Community

Pool Dimensions:

Spa: Yes-Heated, In Ground

Pool Features: In Ground

Patio And Porch Features: Covered, Screened

Foundation: Slab

Garage/Parking Features: Driveway, Garage Door Opener, Garage Faces Side, Golf Cart Garage, Golf Cart Parking, Ground Level, Guest Parking

Road Surface Type: Paved

Green Features

Green Energy Generation:

Green Energy Generation Y/N: No

Community Information

Community Features: Clubhouse, Deed Restrictions, Gated Community - No Guard, Golf Carts OK, Golf Community, Pool, Tennis Court(s)

Comm/Assoc Water Feat: Lake

Fee Includes: Community Pool, Manager, Security

HOA / Comm Assn: Yes

HOA Pmt Sched: Annually

Assn/Manager Name: Ken Mahen

Assn/Manager Phone: 610-299-1473

Master Assn/Name: Yes / Plantation Golf & Country Club

Condo Fee:

Association Approval Required: Yes

Lease Restrictions: Yes

Approval Process: Application

Additional Lease Restrictions: 3 month minimum

HOA Fee: \$1,700.00 / Required

Mo Maint\$(add HOA):

Assn/Manager Email:

Assn/Manager URL: www.plantationgcc.com

Master Assn Fee: \$550.00 / Annua**Master Assn Ph:**

Other Fee:

Housing for Older Per: No

Years of Ownership Prior to Leasing Required: No

Realtor Information

List Agent: [Julianna Burns](#)

List Agent E-mail: JuliannaBurns@BHHSFloridaRealty.net

List Agent ID: 281528278

List Agent Fax: 941-556-2149

List Agent Direct: 941-800-7653

List Agent Cell: 941-800-7653

Call Center #:

List Office ID: 281525232

List Office Phone: 941-556-2150

LP/SqFt: \$357.45

List Office: [BERKSHIRE HATHAWAY HOMESERVICE](#)

Original Price: \$1,250,000

On Market Date: 07/17/2025

Seller Representation: Transaction Broker

Occupant Type: Owner

Owner: PITCHKO DAVID & VIEIRA MARCIA

Financing Avail: Cash, Conventional, FHA, VA Loan

Realtor Info: As-Is, No Sign

Confidential Info:

Showing Instructions: Lockbox - Supra, See Remarks, Use ShowingTime Button

Showing Considerations:

Driving Directions: From US41 head north on Rockley Blvd, turn right onto Cerromar Dr. Turn left onto Tremingham Way, first house on the right.

Realtor Remarks: No sign. Realtor is out of the country until July 23, 2025. Please text or email questions. For faster response, please contact my colleague, David Barr at 941-993-6853 or david@davidbarrhomes.com. When submitting a contract to purchase, include either proof of funds or a mortgage pre-qualification letter. As-Is contract must be sent as PDF file only to julianna.burns@icloud.com.

Seller's Preferred Closing Agent

Closing Agent Name: TR Smith

Email: trsmith@berlinpatten.com

Address: , Florida

Closing Company Name: Berlin Patten Ebling

Phone: 941.907.9022

Fax:

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