



\$1,149,000

3544 TUSCANY RESERVE BOULEVARD, NEW SMYRNA BEACH, FL, US, 32168

<https://livefabuloso.com>

Welcome to your exceptional lakefront estate located in the highly desirable gated community of Tuscany Reserve. Venetian Bay is one [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 4606 sq ft



Basics

Status: Active

Date added: Added 3 weeks ago

MlsStatus: Active

Interior



Bedrooms: 4 beds

Rooms Total: 3

Cooling: Central Air

Flooring: Ceramic Tile, Luxury Vinyl, Tile

Interior Features: Ceiling Fan(s), Central Vacuum, Crown Molding, Eating Space In Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Skylight(s), Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

Pets Allowed: Yes

Bathrooms: 3 baths

Heating: Central, Electric

Appliances: Bar Fridge, Dishwasher, Disposal, Electric Water Heater, Exhaust Fan, Other, Range, Range Hood, Refrigerator

Area: 4606 sq ft

FireplaceYN: true

Furnished: Unfurnished

Exterior & Property Details

ParkingFeatures: Driveway, Garage Door Opener, Garage Faces Side

Garage Spaces: 3

Exterior Features: French Doors, Irrigation System, Lighting, Outdoor Grill, Outdoor Kitchen, Outdoor Shower, Private Yard, Rain Gutters, Sidewalk, Sliding Doors

PoolPrivateYN: true

View: Water

Waterfront Features: Lake Front

Lot Size (SqFt): 19370

Zoning: R1

Has Garage: true

PatioAndPorchFeatures: Covered, Enclosed, Front Porch, Patio, Rear Porch, Screened

Has Pool: true

Pool Features: Heated, In Ground, Lighting, Outside Bath Access, Salt Water, Screen Enclosure, Self Cleaning, Tile

Has Waterfront: true

Lot Size (Acres): 0.39 acres

Lot Features: City Lot, Landscaped, Near Golf Course, Sidewalk

Flood Zone Code: X

Construction



Type: Residential

Year built: 2005

ExteriorConstruction: Block, Concrete, Stone, Stucco

NewConstructionYN: false

Category: Single Family Residence

Foundation: Slab

Property Condition: Completed

Direction Faces: North

Utilities & Green Energy

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Fire Hydrant, Phone Available, Propane, Public, Sewer Connected, Sprinkler Meter, Street Lights, Underground Utilities, Water Connected

WaterSource: See Remarks

Sewer: Public Sewer

Community & HOA

Community: VENETIAN BAY PH 1A

SecurityFeatures: Gated Community, Key Card Entry, Security Lights, Security System

AssociationYN: true

AssociationName: Evergreen Management

AssociationFee: 800

AssociationFeeFrequency: Annually

AssociationAmenities: Gated

Nearby School

Elementary School: Chisholm Elem

High School: New Smyrna Beach High

Middle Or Junior School: New Smyrna Beach Middl

Financial & Listing Details

List Office Name: CHARLES RUTENBERG REALTY ORLANDO

STELLAR_CalculatedListPriceByCalculatedSqFt: 329.51

TaxAnnualAmount: 11517.11

OnMarketDate: 2026-08-08

