

# Venice, Florida Relocation Guide

For Beach Seekers & Golf Enthusiasts



GENEROUS  
PROPERTY  
REAL ESTATE

# Welcome to Venice!

Welcome to **Venice, Florida**—a coastal gem on the Gulf of Mexico where white-sand beaches meet world-class golf courses.

Known for its relaxed pace, vibrant downtown, and endless recreation, Venice is the ideal destination for active adults seeking sunshine, leisure, and connection.

Whether your perfect day involves **teeing off at sunrise, strolling downtown boutiques, or enjoying a sunset walk along Venice Beach**, this community offers the best of both worlds: small-town charm and big lifestyle amenities.





# Neighborhood Spotlights

## Venice Island

Walkable, historic, full of charm

**Best for:** Retirees & snowbirds wanting culture + beach access

**Price Range:** Condos \$400K+; homes \$600K–\$1.2M

**Highlights:** Venice Beach, Sharky's Pier, Venice Theatre, arts festivals

## Plantation Golf & Country Club

Elegant, golf-centered community

**Best for:** Golf enthusiasts seeking club lifestyle

**Price Range:** Villas \$300K+; homes \$500K–\$900K

**Highlights:** 36 holes, tennis, pickleball, fitness, dining

## South Venice

Relaxed vibe, no HOA, larger lots

**Best for:** Buyers wanting affordability + private beach

**Price Range:** \$350K–\$650K

**Highlights:** Private ferry to South Venice Beach, boat ramp access

## Wellen Park

Modern, master-planned, community-focused

**Best for:** 40+ buyers wanting new construction & low-maintenance

**Price Range:** \$400K–\$800K

**Highlights:** Restaurants, shops, Braves Spring Training Stadium

# Schools & Continuing Education



## Top Public Schools

Venice High is highly rated and offers excellent educational opportunities for families with children.

## Adult Learning

Sarasota County lifelong learning programs provide enriching courses and workshops for active adults.

## Nearby Colleges

Guest lectures and enrichment opportunities at local universities keep minds active and engaged.



# Lifestyle & Recreation



## Beaches

Venice Beach, Caspersen Beach, and Brohard Paw Park (dog-friendly) offer pristine Gulf Coast experiences. Famous for shark tooth hunting adventures that create lasting memories.



## Dining

Waterfront seafood restaurants, tropical tiki bars, and farm-to-table bistros create a culinary scene that rivals any major city.



## Golf

Over a dozen courses nearby including Plantation, Pelican Pointe, and Sarasota National. From championship layouts to friendly neighborhood courses.



## Culture

Venice Theatre productions, the famous Chalk Festival, art fairs, and outdoor concerts provide year-round entertainment and community connection.

# Moving Timeline



# Real Estate Market Snapshot (2025)

**\$500K**

Average Home Price

Range of \$475K–\$525K  
across Venice  
neighborhoods

**<400K**

Quick Sales

Homes under \$400K sell  
quickly in competitive  
market

**Market Type:** Balanced market with strong demand  
for golf and beach homes

**Current Trend:** Homes under \$400K sell quickly, while  
luxury and waterfront properties maintain steady pace



**Pro Tip:** Be pre-approved and ready for  
multiple offers in this competitive market



# Buying a Home in Florida

## Out-of-Town Buyers Guide

01

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### Get Pre-Approved

Work with a Florida lender who understands local market conditions

03

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### Make Your Offer

Remote closings are common and accepted throughout Florida

05

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### Close the Deal

Complete closing digitally or in person

02

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### Tour Properties

View homes virtually or schedule a focused house-hunting trip

04

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### Schedule Inspections

Arrange professional inspections and appraisal appointments

06

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### Get Your Keys

Pick up your keys—and your beach chair!



# Financing & Cost Expectations



## Closing Costs

Typically 2–4% of purchase price

## Property Taxes

Average 1.5% of assessed value (Homestead Exemption saves \$\$)

## HOA/Club Fees

\$300–\$800/month in golf and condo communities

## Insurance Coverage

Homeowners, flood, and windstorm protection required

✓ **Florida Perk:** No state income tax!


# Ready to Call Venice Home?

Imagine waking up just minutes from both the golf course and the beach—where your toughest decision is choosing between the **greens or the Gulf.**

 **Generous Property**

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