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Market Snapshot: Jacaranda West in Venice

By Chris Angermann , Herald-Tribune / Friday, October 30, 2015

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Jacaranda West in Venice is a collection of enclaves south of Center Road three miles inland from the Gulf of Mexico. Its 900 homes are attractively arranged among lakes, along a central golf course and on both sides of Jacaranda Boulevard. Many are situated on road loops or cul de sacs, offering seclusion and pleasant surroundings.



Jacaranda West Golf and Country Club in Venice.
Staff photo / Harold Bubil

The eastern boundaries of the 600-acre community are Shamrock Boulevard and East Gondola Drive, while Alligator Creek marks then the south, and, until 1973, when the area was rezoned for residential development, it was known as the Willow Grove subdivision and used for agribusiness and livestock farming business.

Willis Schmidt, a Realtor with Re/Max Palm, still remembers when his in-laws bought one of the first properties in the area to build their retirement home. “It was nothing but cow pastures and farmland,” he says.

He has lived in the Country Cub Village enclave of Jacaranda West for nearly 19 years and has sold a number of properties in Jacaranda West. He currently has a listing at 1921 Innisbrook Court, a three-bedroom home with a lake view. “I love the serenity — it’s quiet and peaceful,” he comments.



Jacaranda West Golf and Country Club in Venice.
Staff photo / Harold Bubil

Schmidt also likes the friendly neighborhood atmosphere and diversity of the residents. “It’s a blend of retirees, working families and professionals in service industries like health care, construction and remodeling,” he says. “We also have a number of empty-nesters who continue to work as consultants in medicine, architecture, finances and law.”

Much of the development took place in the 1970s and ‘80s. As new subdivisions were built, they were added to the homeowners’ association, which had taken the current name Jacaranda West in 1975. Most construction was concluded by 1991.

Most of the neighborhoods have single-family residences in Florida ranch-style architecture, ranging in size from 1,800 to 2,700 square feet. But there are also two condo developments, Woodlake Condominiums and Jacaranda Country Club Villas, in back of the golf course. Close to 70 percent of the homes have private swimming pools.

According to Schmidt, the initial builders were Lincoln Construction, J & J Construction and Keene Builders. “They were the dominant players, although they are no longer in existence,” he says. “They complemented each other, but provided contrasting appearances in the front elevations. Most of the homes are in mild colors — ivory and white to soft pastels — with a mix of tile and shingle roofs.”

Many of the homes and condos have been remodeled and updated with new kitchens and bathrooms, including tile floors, wooden cabinets, granite counter tops and steel appliances. “The homes that have been given a facelift command higher prices,” says Schmidt.

Although Jacaranda West is not gated, it has deed restrictions, an active HOA, and Sunstate Management Group. Annual fees of \$280 take care of street lights, landscaping of common areas and some private streets. “The community is very well maintained,” says Schmidt. “The HOA makes sure home exteriors and landscaping are in good shape.”

The Jacaranda Country Club offers both social and golf memberships to residents and attracts people from immediate and surrounding communities. The links are open for play to non-members in low traffic periods.

There are year-around program of tournaments and league play for men, women and twosomes; groups for golfers of all skill levels; and youth clinics. “My son was captain of the Venice golf team in high school and played the course repeatedly,” says Schmidt. “The pros are very supportive of young people in the community.”

Other amenities include eight Har-Tru tennis courts, a clubhouse with an outside patio overlooking the lake and fairways, a piano bar, a grill room and fine dining facilities. The activity calendar is jam-packed and varied. There are themed dinner parties, live music, weekly card games, mahjonn, movie groups, trivia and bingo nights, a book club and more.

“I’ve been invited to social events and community functions there, and the food services are excellent,” says Schmidt.

Centrally located, Jacaranda West is close to the Venice YMCA, Woodmere Park and Jacaranda Library. Shopping and restaurants along U.S. 41 are within easy driving distance, as are downtown Venice and the Gulf beaches.

Because Jacaranda West is a popular neighborhood, inventory is very low at this time. There are only four homes on the market, ranging from \$205,000 to \$349,900. “When houses are priced appropriately, they move quickly,” says Schmidt.

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