

## Cross Property 360 Property View

11105 BALFOUR STREET E, VENICE, Florida 34293

Listing

**C7511288 11105 BALFOUR ST E, VENICE, FL 34293**



**County:** Sarasota  
**Subdiv:** TORTUGA  
**Subdiv/Condo:**  
**Beds:** 5  
**Baths:** 3/0  
**Pool:** Private  
**Property Style:** Single Family Residence  
**Total Acreage:** 0 to less than 1/4  
**Minimum Lease Period:** 6 Months  
**Garage:** Yes **Attch:** Yes **Spcls:** 2  
**Garage/Parking Features:** Driveway, Garage Door Opener, Oversized, Tandem Parking  
**Assigned Spcls:**  
**LP/SqFt:** \$217.66  
**New Construction:** No  
**Total Annual Assoc Fees:** \$3,300.00  
**Average Monthly Fees:** \$275.00  
**Flood Zone Code:** AE  
**Builder Name:** Lennar  
**Builder Model:** Monte Carlo

**Status:** Active  
**On Market Date:** 06/19/2025  
**List Price:** \$715,000  
**Year Built:** 2022  
**Special Sale:** None  
**ADOM:** 1  
**CDOM:** 1  
**Pets:** Yes  
**Max Times per Yr:**  
**Carport:** No **Spcls:**  
**Heated Area:** 3,285 SqFt / 305 SqM  
**Total Area:** 4,162 SqFt / 387 SqM

Welcome to 11105 Balfour St, a stunning 5-bedroom, 3-bathroom home nestled in the private, gated community of Tortuga, located in the heart of Wellen Park—one of Southwest Florida's most desirable lifestyle destinations. This beautifully maintained home features a custom-designed pool and spa, perfect for soaking up the Florida sun or enjoying peaceful evenings under the stars. The extended lanai offers abundant space for outdoor dining, entertaining, or relaxing with friends and family. Inside, you'll find a well-appointed layout with updated appliances, a butler's pantry for added storage and serving space, and generous living areas ideal for both everyday living and hosting guests. The home is already equipped with gas lines, allowing you to easily integrate gas-powered appliances, outdoor kitchens, or future upgrades. Enjoy the convenience and charm of Wellen Park living—close to shopping, dining, parks, and the new Atlanta Braves spring training stadium—while benefiting from the privacy and tranquility of a smaller community within the larger master-planned area. Don't miss your chance to own a move-in-ready pool home in one of Venice's fastest-growing and most sought-after neighborhoods.

### Land, Site, and Tax Information

**Legal Desc:** LOT 75, TORTUGA, PB 55 PG 32-37

**SE/TP/RG:** 33-39S-20E

**Subdivision #:**

**Between US 1 & River:**

**Tax ID:** 0785160075

**Taxes:** \$10,301

**Homestead:** No

**Alt Key/Folio #:** 0785160075

**Zoning:** V

**Future Land Use:**

**No Drive Beach:**

**Zoning Comp:**

**Tax Year:** 2024

**AG Exemption YN:**

**Block/Parcel:**

**Front Exposure:** North

**Lot #:** 75

**Other Exemptions:**

**Ownership:** Fee Simple

**SW Subd Condo#:**

**Flood Zone:** AE

**Floors in Unit/Home:** Two

**Book/Page:** 55-32-37

**Total # of Floors:** 2

**Land Lease Y/N:** No

**Land Lease Fee:**

**Lot Dimensions:**

**CDD:** Yes **Annual CDD Fee:** 2,319

**Complex/Comm Name:** TORTUGA

**SW Subd Name:** Tortuga

**Flood Zone Date:** 03/27/2024

**Floor #:**

**Census Block:** 2

**Bldg Name/#:**

**Flood Zone Panel:** 12115C0370G

**Planned Unit Dev:**

**Census Tract:** 002734

**Lot Size Acres:** 0.14

**Lot Size:** 6,024 SqFt / 560 SqM

### Interior Information

**A/C:** Central Air

**Heat/Fuel:** Electric, Gas

**Utilities:** BB/HS Internet Available, Cable Available, Cable Connected, Electricity Available, Electricity Connected, Fiber Optics, Phone Available, Public, Sewer Connected, Street Lights, Underground Utilities, Water Available, Water Connected

**Sewer:** Public Sewer

**Water:** Public

**Fireplace:** No

**Heated Area Source:** Public Records

**Appliances Incl:** Gas Water Heater

**Flooring Covering:** Carpet, Ceramic Tile, Granite

**Interior Feat:** Crown Molding, High Ceiling(s), Open Floorplan, Solid Surface Counters, Thermostat

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Living Room	First	12x12	Ceramic Tile		
Dining Room	First	12x12	Ceramic Tile		
Kitchen	First	13x10	Ceramic Tile		
Family Room	First	14x19	Ceramic Tile		
Foyer	First	5x20	Ceramic Tile		
Bonus Room	Second	13x18	Carpet	No Closet	
Primary Bedroom	Second	13x18	Carpet	Walk-in Closet	
Bedroom 1	Second	12x12	Carpet	Built-in Closet	
Bedroom 2	Second	10x12	Carpet	Walk-in Closet	
Bedroom 3	Second	12x14	Carpet	Built-in Closet	
Bedroom 4	First	12x11	Carpet	Built-in Closet	

### Exterior Information

**Ext Construction:** Block, Stucco

**Roof:** Shingle

**Property Description:**

**Ext Features:** Hurricane Shutters, Irrigation System, Lighting, Rain Gutters, Sidewalk, Sliding Doors

**Garage Dim:**

**Architectural Style:**

**Pool:** Private

**Pool Dimensions:**

**Spa:**

**Pool Features:** Deck, Gunite/Concrete, Heated, In Ground, Lighting

**Patio And Porch Features:**

**Foundation:** Slab

**Garage/Parking Features:** Driveway, Garage Door Opener, Oversized, Tandem Parking

**Road Surface Type:** Asphalt, Paved

**Road Responsibility:** Public Maintained Road

#### Green Features

**Disaster Mitigation:**

**Solar Panel Ownership:**

**Green Water Features:**

#### Community Information

**Community Features:** Buyer Approval Required, Community Mailbox, Gated Community - No Guard, Irrigation-Reclaimed Water, Sidewalk

**Fee Includes:** Cable TV, Internet, Maintenance Grounds, Manager

**Building Elevator Y/N:**No

**HOA / Comm Assn:** Yes

**HOA Fee:** \$825.00 / Required

**HOA Pmt Sched:** Quarterly

**Mo Maint\$(add HOA):**

**Assn/Manager Name:** Kathi

**Assn/Manager Email:** tortuga.venice.hoa@gmail.com

**Assn/Manager Phone:**

**Assn/Manager URL:**

**Master Assn/Name:** No

**Master Assn Fee:**

**Master Assn Ph:**

**Condo Fee:**

**Other Fee:**

**Housing for Older Per:** No

**Elementary School:** [Taylor Ranch Elementary](#)

**Middle School:** [Venice Area Middle](#) **High School:** [Venice Senior High](#)

**Association Approval Required:** Yes

**Years of Ownership Prior to Leasing Required:** Yes

**Lease Restrictions:** Yes

**Number of Ownership Years Prior to Lease:** 0

**Approval Process:** apply on a Tenant Evaluation app prior to any rental

**Additional Lease Restrictions:** 10% of the community can be rented and required to apply on a Tenant Evaluation app prior to any rental. Currently we have two slots available. 6 month minimum for renters.

#### Realtor Information

**List Agent:** [Damon Bishop](#)

**List Agent ID:** 284511133

**List Agent Direct:** 941-258-5980

**List Agent E-mail:** [Damonmichaelbishop@gmail.com](mailto:Damonmichaelbishop@gmail.com)

**List Agent Fax:**

**List Agent Cell:** 941-258-5980

**List Office:** [HOME MATCHMAKING REALTY](#)

**Original Price:** \$715,000

**List Office Fax:**

**On Market Date:** 06/19/2025

**Previous Price:**

**Price Change:**

**Seller Representation:** Transaction Broker

**Listing Service Type:** Full Service

**Occupant Type:** Owner

**Possession:** Close Of Escrow

**Owner:** MATTHEW SEGRETI

**Owner Phone:**

**Financing Avail:** Cash, Conventional, FHA, VA Loan

**Listing Type:** Exclusive Agency

**Realtor Info:** As-Is, Owner Motivated

**Confidential Info:**

**Showing Instructions:** Appointment Only

**Showing Considerations:**Pet(s) on Premises

**Driving Directions:** I-75 to Exit 191 Englewood/River Rd (SR 777), head south to turn right (North) on US 41. Tortuga community on your immediate right.

**Realtor Remarks:** Please allow 1 hour notice for any showings. Use ShowingTime for requests. The following items DO NOT convey: Curtains and curtain rods in each room including the kitchen The projector screen and the two light sconces on each side All cameras Any mounted shelves Mini fridge

**Documents and Disclosures**

**Status of Documents and Disclosures**

Attached

#### Seller's Preferred Closing Agent

**Closing Agent Name:**

**Phone:**

**Email:**

**Fax:**

**Address:** , Florida

**Closing Company Name:**

Tax

#### Owner Information

Owner:	<b>Segreti Matthew Giuseppe</b>	Owner (Alternate Format):	<b>Matthew Giuseppe Segreti</b>
Mailing Address:	<b>11105 Balfour St</b>	Mailing City & State:	<b>Venice FL</b>
Mailing Zip:	<b>34293</b>	Mailing ZIP + 4:	<b>4725</b>
Mailing Carrier Route:	<b>R151</b>	Owner Occupied:	<b>Yes</b>

#### Location Information

Neighborhood Code:	<b>6668-6668</b>	Subdivision:	<b>Tortuga</b>
Subdivision #:	<b>3371</b>	Township:	<b>39S</b>
Range:	<b>20E</b>	Section:	<b>33</b>
Lot:	<b>75</b>	Property ZIP:	<b>34293</b>
Property ZIP 4:	<b>4725</b>	Property Carrier Route:	<b>R151</b>
Census Tract:	<b>002734</b>	Census Block:	<b>06</b>
Census Block Group:	<b>2</b>	Zoning:	<b>V</b>
Zoning Desc:	<b>VILLAGE-V</b>	School District Name:	<b>Sarasota County</b>
Spatial Flood Zone Code:	<b>AE</b>	Spatial Flood Zone Date:	<b>03/27/2024</b>
Spatial Flood Panel:	<b>12115C0370G</b>		

## Estimated Value

RealAVM™:	<b>\$569,500</b>	Estimated Value Range High:	<b>\$618,200</b>
Estimated Value Range Low:	<b>\$520,800</b>	Value As Of:	<b>06/09/2025</b>
Confidence Score:	<b>85</b>	Forecast Standard Deviation:	<b>9</b>

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

## Tax Information

Folio/Strap/PID (1):	<b>0785-16-0075</b>	Folio/Strap/PID (3):	<b>0785160075</b>
% Improved:	<b>84</b>	Tax Area:	<b>0500</b>
Total Taxable Value:	<b>\$499,200</b>	Plat Book-Page:	<b>55-32-37</b>
Legal Description:	<b>LOT 75, TORTUGA, PB 55 PG 32-37</b>		

## Assessment & Taxes

Assessment Year	2024	2023	2022
Just Value - Total	<b>\$499,200</b>	<b>\$583,000</b>	<b>\$67,800</b>
Just Value - Land	<b>\$79,800</b>	<b>\$83,900</b>	<b>\$67,800</b>
Just Value - Improved	<b>\$419,400</b>	<b>\$499,100</b>	
Assessed Value - Total	<b>\$499,200</b>	<b>\$583,000</b>	<b>\$67,800</b>
Assessed Value - Land	<b>\$79,800</b>	<b>\$83,900</b>	<b>\$67,800</b>
Assessed Value - Improved	<b>\$419,400</b>	<b>\$499,100</b>	
YOY Assessed Change (\$)	<b>-\$83,800</b>	<b>\$515,200</b>	
YOY Assessed Change (%)	<b>-14%</b>	<b>760%</b>	

Tax Year	<b>2024</b>	<b>2023</b>	<b>2022</b>
Total Tax	<b>\$10,301.15</b>	<b>\$11,688.07</b>	<b>\$3,447.28</b>
Change (\$)	<b>-\$1,387</b>	<b>\$8,241</b>	
Change (%)	<b>-12%</b>	<b>239%</b>	

Jurisdiction	Tax Type	Tax Amount	Tax Rate
Total Millage Rate			<b>14.5556</b>
Sarasota Co. General Revenue		<b>\$1,612</b>	<b>3.2653</b>
Bonds-Debt Service		<b>\$36</b>	<b>.0799</b>
Sarasota Co. Legacy Trl		<b>\$20</b>	<b>.0469</b>
Mosquito Control		<b>\$23</b>	<b>.046</b>
Sarasota Co. Hospital Dist.		<b>\$520</b>	<b>1.042</b>
SW Fl Water Management Dist		<b>\$95</b>	<b>.2043</b>
West Coast Inland Navigation		<b>\$20</b>	<b>.0394</b>
Sarasota School Board		<b>\$3,061</b>	<b>6.18</b>
City Of North Port		<b>\$1,880</b>	<b>3.7667</b>

## Characteristics


County Use:	<b>Single Family</b>	Land Use - CoreLogic:	<b>Sfr</b>
Building Type:	<b>Single Family</b>	Year Built:	<b>2022</b>
Effective Year Built:	<b>2022</b>	Living Square Feet:	<b>3,285</b>
Living Square Feet:	<b>3,285</b>	Total Building Sq Ft:	<b>4,314</b>
Total Building Sq Ft:	<b>4,314</b>	Heated Sq Ft:	<b>3,285</b>
Ground Level Sq Ft:	<b>1,479</b>	2nd Floor Area:	<b>1,806</b>
Stories:	<b>2.0</b>	Total Units:	<b>1</b>
Total Rooms:	<b>11.000</b>	Bedrooms:	<b>5</b>
Total Baths:	<b>3</b>	Full Baths:	<b>3.000</b>
Bath Fixtures:	<b>3</b>	Cooling Type:	<b>Yes</b>
Heat Type:	<b>Heated</b>	Porch:	<b>Open Porch</b>
Garage Type:	<b>Attached Garage</b>	Garage Sq Ft:	<b>721</b>
Roof Material:	<b>Asphalt Shingle</b>	Roof Shape:	<b>GABLE/HIP</b>
Interior Wall:	<b>DRYWALL</b>	Exterior:	<b>Stucco</b>
Foundation:	<b>Slab</b>	Lot Sq Ft:	<b>6,024</b>
Lot Acres:	<b>0.138</b>		

Building Description	Building Size
AGA	721
MLA	1,479
NUL	152
ULA	1,806
OPA	48
SPA	108

History

Listing History from MLS

MLS#: <a href="#">C7511288</a>	<a href="#">11105 Balfour St E VENICE 34293</a>	PropType: RESI
Active	Tax ID: 0785160075	LO: HOME MATCHMAKING REALTY
		LA: Damon Bishop

	Eff Date	Change Type	Change Info	Current Price	DOM
	06/19/2025	New Listing	->ACT	\$715,000	

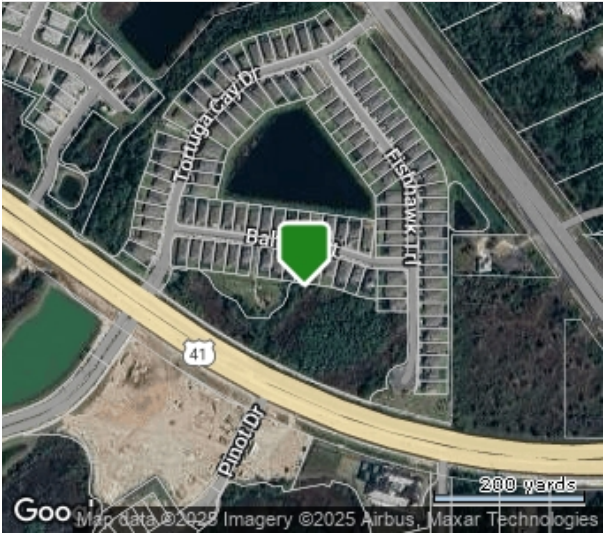
Sale History from Public Records

Rec. Date	Sale Date	Sale Price	Norm. Document Type	Multi/Split	Buyer Name(s)	Buyer Name(s)2	Seller Name(s)	Title Company	Doc. #
05/27/22	05/23/22	\$455,300	Special Warranty Deed		Segreti Matthew G		Lennar Homes Llc	Lennar Title Inc	91565

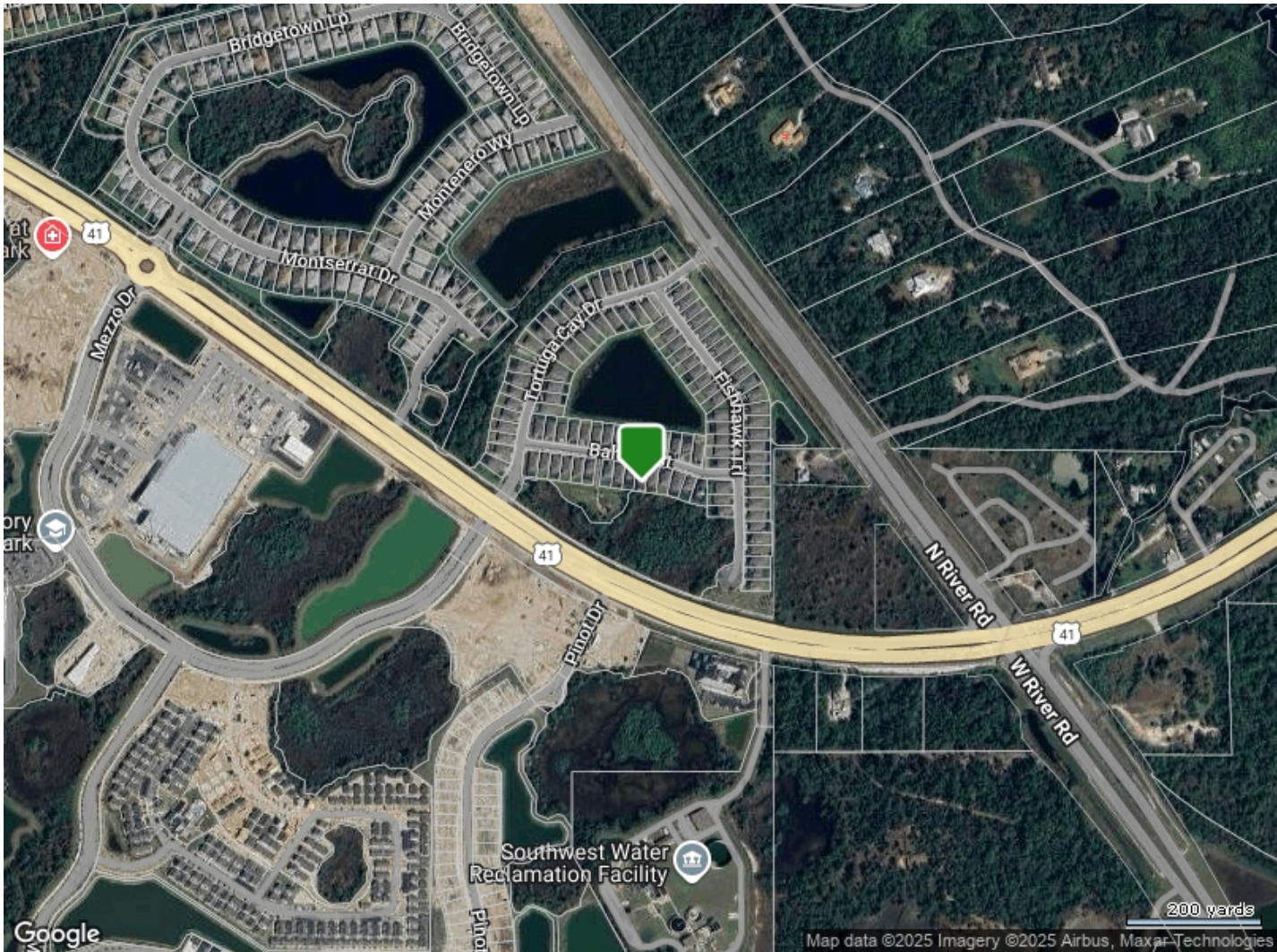
Mortgage History

Date	Amount	Mortgage Lender	Mortgage Type	Mortgage Type Code	Term	Int Rate	Rate Type	Borrower	Borrower 2
04/24/2024	\$549,450		FHA	YEARS	30			Segreti Matthew G	Segreti Lorena
05/27/2022	\$432,488		CONVENTIONAL	YEARS	30			Segreti Matthew G	

Parcel Map







Flood Map

**Flood Zone Code:** AE  
**Flood Zone Date:** 03/27/2024  
**Flood Zone Panel:** 12115C0370G  
**Flood Code Description:** Zone Ae-An Area Inundated By 100-Year Flooding

**Special Flood Hazard Area (SFHA):** In  
**Within 250 Feet of Multiple Flood Zone:** No  
**Flood Community Name:** NORTH PORT





Coastal 100-Year Floodway
  Coastal 100-year Floodplain
  100-year Floodway
  100-year Floodplain
  Undetermined
  500-year Floodplain incl. levee protected area
  Out of Special Flood Hazard Area

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