

VENETIAN VILLAS

— Waterfront Living in New Smyrna Beach —



TWO EXCEPTIONAL TOWNHOMES. TWO UNIQUE LIFESTYLES.

113 LAGOON COURT

*Pool-Side Townhome
with Spacious Living Area*

\$475,000



- ✓ 2 Bedrooms | 2.5 Baths | Loft
- ✓ Just Steps from the Community Pool
- ✓ Expansive Living Area with Vaulted Ceilings
- ✓ Updated Kitchen with Breakfast Bar
- ✓ Private Garage + Extra Storage
- ✓ Ideal for Full-Time Living or Getaways

121 LAGOON COURT

*Waterfront Townhome
with Boat Slip*

\$665,000



- ✓ 3 Bedrooms | 2.5 Baths | Loft
- ✓ Deeded Boat Slip – Direct Intracoastal Access
- ✓ Spacious Open Layout with Vaulted Ceilings
- ✓ Updated Kitchen with Modern Appliances
- ✓ Multiple Outdoor Spaces with Water Views
- ✓ Modified Garage for Storage

THE VENETIAN VILLAS LIFESTYLE



DIRECT
INTRACOASTAL
ACCESS



DEEDED
BOAT SLIPS
AVAILABLE



RESORT-STYLE
POOL



MINUTES TO BEACH,
FLAGLER AVE, DINING
& SHOPPING

BARSOTTELLI PRIME REAL ESTATE