

\$750,000 - 709 Barcelona Avenue D & E, VENICE

MLS® #A4634638

\$750,000

3 Bedroom, 3.00 Bathroom, 1,680 sqft

Residential on 0.08 Acres

VENICE GULF VIEW SEC OF, VENICE, FL

****THIS PROPERTY QUALIFIES FOR A 1% LENDER INCENTIVE IF USING PREFERRED LENDER. INQUIRE FOR MORE DETAILS.****

Situated just 300 yards from the golden sands of Venice Beach, this fully turnkey duplex is an investor's dream or a perfect solution for multi-generational living. Offering the ideal blend of comfort and income potential, this property features two separate units, each with its own charm and functionality. Recently upgraded with a brand-new roof in 2025, this residence ensures long-term durability and value.

Both units share a stairway entrance and laundry closet located at the top of the stairs. The first-floor unit is inviting and spacious, featuring a full kitchen equipped with a complete suite of new stainless steel appliances. The two bedrooms are enhanced with updated flooring, while a hall bath completes this unit. Upstairs, the second unit offers a spacious bedroom with an ensuite bath. An additional full bath in the main living area provides added convenience. The kitchenette includes a cooktop, full-size refrigerator, and ample counter space.

A standout feature of this property is the balcony, which stretches across the entire width of the building, providing views of stunning sunsets and the soothing ocean breeze. Accessible from both the living room and the bedroom, this outdoor space offers the



ideal spot for relaxing and immersing yourself in the tranquil coastal atmosphere. After spending the day soaking up the sun at the beach, rinse off with the outdoor shower and head out to explore all that Historic Downtown Venice has to offer. Just a quick stroll away, youâ€™ll find charming shops, unique dining options, and entertainment venues, making this location ideal for both beach lovers and those who appreciate a walkable, vibrant community. A marina is nearby for boat rentals and more, with multiple public golf courses just a short drive away.

Adding to its appeal, this property conveys with 50 feet of road frontage and features two easements on either side. The east-side easement offers flexible possibilities, whether you envision additional space for building, expanding outdoor living areas, or creating a serene coastal retreat.

With its prime location, thoughtful updates, and outstanding rental potential, this property presents an exceptional opportunity for investors, vacation home seekers, or anyone looking for a flexible living solution.

Built in 1942

Essential Information

MLS® #	A4634638
Price	\$750,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,680
Acres	0.08
Year Built	1942
Type	Residential
Sub-Type	Single Family Residence

Status	Sold
Property Taxes	8,278.00
Minimum Lease	1-7 Days

Community Information

Address	709 Barcelona Avenue D & E
Area	Venice
Subdivision	VENICE GULF VIEW SEC OF
City	VENICE
County	Sarasota
State	FL
Zip Code	34285

Interior

Interior Features	Ceiling Fan(s), Eating Space In Kitchen, Living Room/Dining Room Combo, Stone Counters, Thermostat, Window Treatments
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer
Heating	Central, Electric, Heat Pump
Cooling	Central Air, Mini-Split Unit(s)
# of Stories	2

Exterior

Exterior Features	Balcony, Lighting, Sliding Doors
Lot Description	City Lot, Near Marina
Roof	Shingle
Foundation	Slab

School Information

Elementary	Venice Elementary
Middle	Venice Area Middle
High	Venice Senior High

Additional Information

Date Listed	January 30th, 2025
Days on Market	82
Zoning	RMF4

Listing Details

Listing Office	KW COASTAL LIVING III
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