

# \$288,000 - 1040 Acadia Road, VENICE

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MLS® #A4636034

**\$288,000**

2 Bedroom, 2.00 Bathroom, 833 sqft

Residential on 0.18 Acres

SOUTH VENICE, VENICE, FL

This delightful home in South Venice is nestled among lush landscaping and majestic oak trees, offering a serene and inviting atmosphere. Ideally situated, you'll find yourself just minutes from pristine beaches, scenic parks, and an array of dining options. Shamrock Park and Nature Center is only one mile away, where you can explore nature trails, enjoy the renowned Legacy Bike Trail, admire the Intracoastal Waterway, or make use of the tennis courts and playground while observing local wildlife. The vibrant downtown Venice area and public beaches are just 3-4 miles away. This charming property boasts stylish and functional awning shutters that enhance privacy, provide storm protection, and improve energy efficiency. The home features durable tile flooring throughout the main living areas, quartz countertops, four hurricane-impact windows, and a Sidewinder well pump. The windows and sliding glass doors are adorned with elegant wood valance treatments, and a convenient storage shed is included. The spacious primary bedroom offers a walk-in closet, an en suite bathroom, and sliding glass doors that open onto the screened lanai. The lanai provides a tranquil space to unwind while enjoying the beautifully landscaped tropical gardens, frequently visited by an array of birds, including wood storks, night herons, woodpeckers, and hawks.

Built in 1985



## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | A4636034                |
| Price          | \$288,000               |
| Bedrooms       | 2                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 833                     |
| Acres          | 0.18                    |
| Year Built     | 1985                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Florida                 |
| Status         | Sold                    |
| Property Taxes | 3,141.00                |
| Minimum Lease  | No Minimum              |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 1040 Acadia Road |
| Area        | Venice           |
| Subdivision | SOUTH VENICE     |
| City        | VENICE           |
| County      | Sarasota         |
| State       | FL               |
| Zip Code    | 34293            |

## Amenities

|              |                              |
|--------------|------------------------------|
| Parking      | Driveway, Garage Door Opener |
| # of Garages | 1                            |

## Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Open Floorplan, Stone Counters, Walk-In Closet(s), Window Treatments             |
| Appliances        | Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer, Water Softener |
| Heating           | Central                                                                                          |
| Cooling           | Central Air                                                                                      |
| # of Stories      | 1                                                                                                |

## Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Outdoor Shower, Sliding Doors, Storage |
| Lot Description   | In County                              |
| Roof              | Shingle                                |
| Foundation        | Slab                                   |

### **School Information**

|            |                    |
|------------|--------------------|
| Elementary | Venice Elementary  |
| Middle     | Venice Area Middle |
| High       | Venice Senior High |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 1st, 2025 |
| Days on Market | 178                |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | REDFIN CORPORATION |
|----------------|--------------------|

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