

\$595,000 - 2225 Alice Road, SARASOTA

MLS® #A4663299

\$595,000

6 Bedroom, 3.00 Bathroom, 1,568 sqft

Residential Income on 0.45 Acres

CRECELIUS SUB, SARASOTA, FL

One or more photo(s) has been virtually staged. Income-Producing Property with Additional Build Potential in South Sarasota! This is a rare chance to own a beautifully remodeled 4-bedroom home plus an adjoining lot with a solid 30'x24' block workshop/garage (720 sq. ft.) that already has blueprints to be converted into a 2-bedroom, 1-bathroom home. With the lot value alone estimated at \$200,000, no HOA restrictions, and owner financing available, this property offers multiple avenues for generating income. The main residence has a proven rental history of \$2,800/month on annual leases, and at one time the exterior garage was successfully rented to a handyman business—making this a unique opportunity for business owners who want to live and work on the same property. Live in the main house while building a rental next door, create a multi-generational setup, or establish a two-home income stream. Need help making your HGTV Story a reality? We can assist with builder plans and contractors!

The main residence is fully updated with luxury vinyl plank flooring, quartz countertops, stainless steel appliances, new HVAC, tankless water heater, and a roof replaced in 2020. A private in-law/guest suite with its own entrance, spa-like bathroom, and living room makes the home ideal for Airbnb or rental use, while three additional bedrooms and a stylish second bath provide plenty of space for family



or guests.

Outdoors, enjoy multiple entertainment areas including a raised deck with built-in seating, screened lanai, and awning-covered patio, all set among lush mature landscaping with an extra-wide stone driveway. There’s room to add a hot tub or pool, further boosting rental appeal.

Situated off US41 directly across from The Landings, this property provides unmatched convenience to Phillippi Estate Park, Sarasota’s shopping and dining districts, and the world-famous beaches of Siesta Key and Turtle Beach.

This combined package delivers a turnkey remodeled home plus a ready-to-develop second residence—a true income-producing powerhouse in the heart of South Sarasota, with live/work potential for business owners and flexible financing options to make it yours.

Built in 1956

Essential Information

MLS® #	A4663299
Price	\$595,000
Bedrooms	6
Bathrooms	3.00
Square Footage	1,568
Acres	0.45
Year Built	1956
Type	Residential Income
Sub-Type	Single Family Residence
Status	Sold
Property Taxes	5,312.00
Minimum Lease	No Minimum

Community Information

Address	2225 Alice Road
Area	Sarasota/Gulf Gate Branch
Subdivision	CRECELIUS SUB
City	SARASOTA
County	Sarasota
State	FL
Zip Code	34231-4205

Amenities

Parking	Boat, Driveway
# of Garages	2
View	Trees/Woods

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Living Room/Dining Room Combo, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Thermostat, Window Treatments
Appliances	Dishwasher, Dryer, Microwave, Range, Refrigerator, Tankless Water Heater, Washer
Heating	Central, Electric
Cooling	Central Air

Exterior

Exterior Features	Awning(s), French Doors, Private Mailbox, Sliding Doors, Storage
Lot Description	Level, Oversized Lot
Roof	Shingle
Foundation	Slab

School Information

Elementary	Phillippi Shores Elementary
Middle	Brookside Middle
High	Riverview High

Additional Information

Date Listed	August 29th, 2025
Days on Market	45
Zoning	RSF3

Listing Details

Listing Office	RE/MAX ALLIANCE GROUP
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