

\$450,000 - 3636 Roslyn Road, VENICE

MLS® #N6133861

\$450,000

3 Bedroom, 3.00 Bathroom, 2,231 sqft

Residential on 0.18 Acres

SOUTH VENICE, VENICE, FL

HUGE PRICE REDUCTION! Unique-Special Custom Built MULTI-GENERATIONAL Light & Bright with high ceilings, three bedroom-3 bathroom residence, located on a peaceful & tranquil dead-end street in South Venice Beach surrounded by privacy & nature! Numerous major upgrades include: 2023 ROOF, soffits & gutters, 2023 New AC & waterproof flooring, whole house RE-PLUMBED, new Insulation whole house, plus New kitchen cabinets, countertops & deep sink in the kitchen and more! The original house was built in 1983 & IN 2007 the CUSTOM 2 story IN-LAW SUITE was ADDED & was CONSTRUCTED OF SOLID CONCRETE, and RENOVATED IN 2023! Large open rooms with natural light & high ceilings, plus three inviting & generous-sized private screened-covered lanais on both levels, all beacon to the lush tropical views this home offers! The in-law suite enjoys private entry, as well as in interior access, plus two exclusive screened & covered lanais on each level. Other features of this residence include inside laundry room, 2-car garage, 2- solar attic fans, exterior sensor lights, 3 independent AC units, lush tropical landscaping & numerous other upgrades, list available. TRANSFERRABLE FLOOD INSURANCE \$1568. ELEVATION IS 11 feet.

Another unique aspect of the South Venice Beach neighborhood is the waterfront Community Park with boat ramp & ferry



service to it's own 1300 foot deeded beach that is owned by the residents. A nominal annual fee is required to use South Venice Beach facilities. All fees are optional. Additionally, Shamrock Park is a few blocks, offering a playground, nature trail, basketball and tennis courts, and access to county-wide trails, including the renowned Legacy Trail. The convenience extends further with various amenities such as The Island of Venice, dining, shopping, medical facilities, golf, & tennis, all within a 5-minute reach. Also, the South Venice Beach Civic Association on Alligator Drive organizes intriguing events & social opportunities for the residents, enhancing the sense of community. In essence, this residence not only provides a comfortable living space but also grants you a slice of paradise, inviting you to live in perpetual vacation mode. Easy to show this Must-See Gem!

Built in 1983

Essential Information

MLS® #	N6133861
Price	\$450,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,231
Acres	0.18
Year Built	1983
Type	Residential
Sub-Type	Single Family Residence
Style	Custom, Florida
Status	Sold
Property Taxes	1,617.00
Pet Size Limit	Extra Large (101+ Lbs.)
Minimum Lease	1 Month

Community Information

Address	3636 Roslyn Road
Area	Venice
Subdivision	SOUTH VENICE
City	VENICE
County	Sarasota
State	FL
Zip Code	34293-4904

Amenities

Parking	Driveway, Garage Door Opener
# of Garages	2
View	Garden

Interior

Interior Features	Ceiling Fan(s), Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, PrimaryBedroom Upstairs, Split Bedroom, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Water Heater, Kitchen Reverse Osmosis System, Microwave, Range, Refrigerator, Washer
Heating	Central, Electric, Zoned
Cooling	Central Air, Zoned
# of Stories	2

Exterior

Exterior Features	Balcony, French Doors, Sliding Doors
Lot Description	In County, Landscaped, Level, Near Golf Course, Near Marina, Near Public Transit, Street Dead-End
Roof	Shingle
Foundation	Slab

School Information

Elementary	Venice Elementary
Middle	Venice Area Middle
High	Venice Senior High

Additional Information

Date Listed	July 24th, 2024
Days on Market	424
Zoning	RSF3

Listing Details

Listing Office AYERS AND ASSOCIATES REAL ESTATE

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