

\$1,100,000 - 8939 E River Road, VENICE

MLS® #N6135684

\$1,100,000

3 Bedroom, 3.00 Bathroom, 2,487 sqft

Residential on 3.16 Acres

LAKE GERALDINE, VENICE, FL

This is a very unique home on 3+ acres & almost a one of a kind available in Sarasota county! If you are looking for that home on 3+ acres where you have privacy, your own dock, put your boat in the water & fish in your spring fed lake, then this is it! Across the street is the Myakka State Park which is over 8000 acres where you can fish, camp, hike, ride bikes, ride horses, hunt, camp on the Myakka River and explore this beautiful park. Great custom home and a great location too, only 3 miles to Wellen park, home of the Atlanta Braves ball park, shopping, restaurants, 15 minutes to Englewood beach on Manasota Key, 20 minutes to down town Venice and 3 beaches, 10-15 minutes to I-75 where you can be in Sarasota in 30 minutes which has great restaurants and entertainment. Two major airports within an hours drive. Lake Geraldine is a 274 acre private community with homes from 2500 SQ FT to over 8000 SQ FT. There are 3 lakes in the community where you can have a private dock and a boat on some of them. Walking and hiking trails are around the lakes for home owners to use. Lake Geraldine is known as a "Community living in harmony with nature". There are two gated areas and one non gated area but all owners have access to everything with remotes and gate codes. The home is loaded with upgrades and built very energy efficient with impact glass. The whole house including garage & rear patio has foam insulation in the ceilings! This was a \$8K upgrade. It also has a Lifetime roof with a



50 year warranty from Timberline. It has an upgraded dual stage A/C unit which saves big on the electric bills according to manufacturer. It is also plumbed for a outdoor kitchen on lanai already. Over sized garage door and garage, 8 FT high door & garage is 24W x 28 feet long for oversized vehicles. R/O under sink system & home has a soft water system. The "home site" is in a X flood zone now per seller. The home site was raised during construction at the cost of over \$22K. This is an exceptional home that will sell quickly. Don't miss this opportunity. More pictures & virtual tour coming soon! High speed internet & basic TV is included in the HOA fee.

Built in 2019

Essential Information

MLS® #	N6135684
Price	\$1,100,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,487
Acres	3.16
Year Built	2019
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Sold
Property Taxes	8,986.00
Minimum Lease	No Minimum

Community Information

Address	8939 E River Road
Area	Venice
Subdivision	LAKE GERALDINE
City	VENICE

County	Sarasota
State	FL
Zip Code	34293-7629

Amenities

Parking	Off Street, Oversized, Parking Pad
# of Garages	2
View	Trees/Woods, Water
Is Waterfront	Yes
Waterfront	Lake, Lake - Chain of Lakes

Interior

Interior Features	Ceiling Fan(s), Coffered Ceiling(s), Crown Molding, High Ceilings, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Tray Ceiling(s), Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Kitchen Reverse Osmosis System, Microwave, Range, Range Hood, Refrigerator, Washer, Water Softener
Heating	Heat Pump
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Lighting, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors
Lot Description	Cleared, In County, Irregular Lot, Landscaped, Oversized Lot, Zoned for Horses
Roof	Shingle
Foundation	Slab, Stem Wall

School Information

Elementary	Taylor Ranch Elementary
Middle	Venice Area Middle
High	Venice Senior High

Additional Information

Date Listed	December 1st, 2024
Days on Market	250
Zoning	AG

Listing Details

Listing Office

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