

\$641,500 - 716 Groveland Avenue, VENICE

MLS® #N6135798

\$641,500

5 Bedroom, 6.00 Bathroom, 2,495 sqft

Residential on 0.34 Acres

VENICE EDGEWOOD SEC OF, VENICE, FL

Incredible Investment Opportunity, Over \$60,000 In Rental Income In 2024. This unique property consists of a beautiful, Turnkey furnished main house and a 795 square foot guest house that is used for additional income. Over \$70,000 in improvements have been made since 2022. The main house has 3 bedrooms, 4 bathrooms, a heated pool and spa, has been repiped in 2022, brand new hot water heater, a custom remodeled master bathroom, and freshly painted interior and wood beam rewraps. Currently being used as a seasonal rental with over a 70 percent occupancy rate. The guest house has a brand new roof, brand new A/C system, and 2 full bedrooms and bathrooms. just installed this year. Currently rented with a yearly lease with a \$1,600 monthly rate, the lease does have a 60 day cancellation policy if the new owner doesn't want to keep the tenant. Situated on an oversized lot, over a third of an acre, fully fenced in and located just minutes to Venice Island. The location cannot be more perfect. No HOA, No CDD. Rental history and income information is available upon request. Property is rented for the 2025 season and leases must be honored, great rental income right from the start. Call today for any additional information or to schedule your private showing.

Built in 1925



Essential Information

MLS® #	N6135798
Price	\$641,500
Bedrooms	5
Bathrooms	6.00
Full Baths	6
Square Footage	2,495
Acres	0.34
Year Built	1925
Type	Residential
Sub-Type	Single Family Residence
Style	Florida
Status	Sold
Property Taxes	7,714.00
Minimum Lease	No Minimum

Community Information

Address	716 Groveland Avenue
Area	Venice
Subdivision	VENICE EDGEWOOD SEC OF
City	VENICE
County	Sarasota
State	FL
Zip Code	34285-4713

Amenities

Parking	Driveway, On Street, Oversized, Parking Pad, RV Parking
Has Pool	Yes

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Solid Wood Cabinets, Split Bedroom, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air, Mini-Split Unit(s)
Fireplace	Yes
# of Stories	1

Exterior

Exterior Features	Dog Run, Sidewalk, Storage
Lot Description	City Lot, Oversized Lot
Roof	Metal
Foundation	Crawlspace

School Information

Elementary	Garden Elementary
Middle	Student Leadership Academy
High	Venice Senior High

Additional Information

Date Listed	December 7th, 2024
Days on Market	289
Zoning	RSF3

Listing Details

Listing Office	WILLIAM RAVEIS REAL ESTATE
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