

\$340,000 - 3117 Heron Shores Drive, VENICE

MLS® #N6136422

\$340,000

3 Bedroom, 2.00 Bathroom, 1,382 sqft

Residential on 0.10 Acres

HERON SHORES, VENICE, FL

One or more photo(s) has been virtually staged. Perfect home for a first-time home buyer, seasonal owner or investment property!

Fall in love with this beautifully remodeled, immaculate villa which has almost 1400 feet of luxurious living space and offers 3 bedrooms, 2 baths and a 2-car garage. This stunning home has new, luxury vinyl plank flooring throughout, the interior was just freshly painted in neutral, soothing colors and the blinds, fans and light fixtures are brand new - just move right in! Chefs will adore the professionally remodeled kitchen which features gorgeous QUARTZ countertops, wood cabinets with soft close drawers and newer stainless-steel appliances. The spacious great room seamlessly flows to the breakfast area and to the air-conditioned Florida room which you can enjoy year-round, making entertaining a delight. The large primary suite features a slider to the Florida room, a walk-in closet and the updated ensuite bathroom offers dual quartz countertops and a walk-in shower with shelf and rain shower head. Guests will appreciate the split floorplan which ensures they have privacy and plenty of space in the 2 bedrooms with 2nd full bathroom. Tremendous value: Home has long lasting TILE ROOF (2021), newer AC (2021) and newer electric panel, has been re-piped and the attic insulation was recently installed. The attached 2 car garage has room for your cars and beach toys and the many storage shelves meet all your storage needs. More to



appreciate: Maintenance free (all the yard work is done), there are no CDD fees, the villa is not in a flood zone and the home has public water and sewer. Ideal location - less than 6 miles to Venice Island and close to so many conveniences. You will love living in the Heron Shores community, which is a friendly, well cared-for community of 36 attached villas (totaling 72 homes) set amidst mature landscaping and is very peaceful and quiet. The low HOA fees cover so much: lawn maintenance including shrubs and trees, exterior maintenance (periodic painting and pressure washing), irrigation system, cable TV and building insurance. Relax with new friends at the nearby East Village of Venice Community Center which has a large community pool, hot tub, clubhouse, library/game room, fitness center, tennis/pickle ball courts, shuffleboard court and basketball. Come make this move in ready home your new Venice retreat - wonderful year-round, seasonally or would make an excellent investment.

Built in 1986

Essential Information

MLS® #	N6136422
Price	\$340,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,382
Acres	0.10
Year Built	1986
Type	Residential
Sub-Type	Villa
Status	Sold
Property Taxes	3,336.00
Pet Size Limit	Large (61-100 Lbs.)

Minimum Lease 3 Months

Community Information

Address 3117 Heron Shores Drive
Area Venice
Subdivision HERON SHORES
City VENICE
County Sarasota
State FL
Zip Code 34293-1479

Amenities

Amenities Clubhouse, Fitness Center, Pool
Parking Driveway, Ground Level
of Garages 2
View Trees/Woods

Interior

Interior Features Ceiling Fan(s), Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

Appliances Dishwasher, Disposal, Electric Water Heater, Ice Maker, Microwave, Range, Refrigerator

Heating Central
Cooling Central Air

Exterior

Exterior Features Private Mailbox, Rain Gutters
Lot Description Landscaped, Level, Near Golf Course, Near Public Transit
Roof Tile
Foundation Slab

School Information

Elementary Garden Elementary
Middle Venice Area Middle
High Venice Senior High

Additional Information

Date Listed January 28th, 2025
Days on Market 250

Zoning

RSF1

Listing Details

Listing Office

HOMESMART

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