

\$675,000 - 1104 Riviera Street, VENICE

MLS® #N6137190

\$675,000

3 Bedroom, 3.00 Bathroom, 1,911 sqft

Residential on 0.22 Acres

GULF SHORES, VENICE, FL

Charming Home with Unlimited Possibilities in Desirable Gulf Shores. This well-built home with an excellent floor plan presents a great investment opportunity in the sought-after Gulf Shores neighborhood on the Island of Venice featuring two deeded beach accesses. As you approach the property, you'll be greeted by a spacious, curved driveway and a welcoming entrance, complemented by a side-entry 2-car garage and a leaded glass front door.

Upon entering, you'll find a bright and airy foyer that flows seamlessly into the formal living area, featuring vaulted ceilings and large pocket sliding doors that open to the expansive screened lanai, perfect for indoor-outdoor living. The kitchen has been thoughtfully updated with quality KraftMaid maple cabinetry, Corian countertops, and includes a cozy nook ideal for a small table or extra workspace. The formal dining room is just around the corner for convenience. A large breakfast pass-through window connects the kitchen to the inviting family room, where you can relax by the wood-burning fireplace, or enjoy movies or game nights.

The highly desirable split-bedroom layout places the primary suite at the opposite end of the home, providing peace and privacy. The suite includes an updated bathroom with a walk-in tile shower, frameless glass enclosure, comfort-height vanity, and walk-in closet. Sliders open directly to the private lanai, making it easy to enjoy the outdoor space. Adjacent to the primary suite, a sunny den with



impact-rated sliding doors brings in plenty of natural light and views of the landscaped garden beds.

A pocket door off the family room leads to the guest wing with two bedrooms, one with a sliding glass door, and a full guest bath. The home also includes a convenient updated half-bath. Three sets of sliding glass doors open to the large 32' x 10' screened lanai. The lanai includes a privacy wall for the primary bedroom and a partially screened roof for extra light, an ideal space for relaxation and entertaining.

This property presents numerous opportunities for customization or expansion, depending on your vision and budget. Recent and noteworthy improvements include seven impact glass windows and one impact glass slider (2024), garage door opener (2023), AC system (2022), water heater (2021), garage door (2015), roof (2013), and a brand new entry door on the rear of the garage. This home is also located outside of the high-risk flood zone for added peace of mind.

Located in the desirable Gulf Shores neighborhood on the southern end of the Island of Venice, this home is just a few blocks from the Venice Fishing Pier, Sharkey’s, Fins, and several parks. With the optional \$50/year membership to the Gulf Shores Neighborhood Association, you can enjoy two private deeded beach access locations. Experience the Island lifestyle with easy access to shopping, dining, entertainment, and recreation—just a short bike or golf cart ride away!

Built in 1980

Essential Information

MLS® #	N6137190
Price	\$675,000
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,911
Acres	0.22
Year Built	1980
Type	Residential
Sub-Type	Single Family Residence
Style	Florida, Ranch
Status	Sold
Property Taxes	2,478.00
Minimum Lease	1 Month

Community Information

Address	1104 Riviera Street
Area	Venice
Subdivision	GULF SHORES
City	VENICE
County	Sarasota
State	FL
Zip Code	34285-3723

Amenities

Parking	Driveway, Garage Door Opener, Garage Faces Side
# of Garages	2
Waterfront	Gulf/Ocean Front

Interior

Interior Features	Cathedral Ceiling(s), Ceiling Fan(s), Eating Space In Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Wood Burning
# of Stories	1

Exterior

Exterior Features	Irrigation System, Outdoor Shower, Sliding Doors, Storage
Lot Description	City Lot, Landscaped
Roof	Shingle
Foundation	Slab

School Information

Elementary	Venice Elementary
Middle	Venice Area Middle
High	Venice Senior High

Additional Information

Date Listed	March 21st, 2025
Days on Market	195
Zoning	RSF3

Listing Details

Listing Office	THE RITTER GROUP
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