

\$299,000 - 971 Leeward Road, VENICE

MLS® #N6138749

\$299,000

3 Bedroom, 2.00 Bathroom, 1,131 sqft
Residential on 0.18 Acres

SOUTH VENICE, VENICE, FL

Located in the highly sought-after South Venice Beach Community! This charming 3-bedroom, 2-bathroom split-plan home features an extended living area or dining space with a sunroom, complete with French doors off the kitchen, which includes a vented portable A/C unit! Outside, you will find a detached two-car garage with a functional built-in workbench, along with a recently repaved extended driveway that has room for a boat or RV!

KEY UPDATES INCLUDE:

- Roof (2022)
- Impact windows (2019)
- Water heater (2024)
- New electrical panel and wiring for fixtures/appliances (2019)
- New deep well (March 2025)

The property also features full front culverts, eliminating any ditches!

Spend your evenings watching the sunset on the front brick paver patio, complete with a retractable, remote-controlled sun shade. The interior boasts ceramic tile, wood flooring in the primary bedroom, an inside stackable laundry unit, and a Kinetico drinking water system (under the sink).

The South Venice Beach Community offers a variety of activities! You can take advantage of a private ferry that provides access to a secluded beach for just \$200/yr (deeded to South Venice residents). There are no deed restrictions (NO HOA), allowing you to keep and launch your boat for \$150/yr. If you're



a kayak enthusiast, you can launch your kayak for only \$100/yr. Join the South Venice Civic Association for \$70/yr or the South Venice Garden Club for just \$20/yr to stay engaged and informed. All of these opportunities are minutes from your door!

Conveniently located just a 5-minute bike ride from Shamrock Park and Nature Center. Enjoy picturesque views of the Intracoastal Waterway as you stroll or bike along the Venetian Waterway Trail, leading you to the Legacy Trail. Additionally, just minutes to charming and historic downtown Venice Island, known for its Mediterranean Revival architecture, local boutiques, fantastic restaurants, vibrant community events, pocket parks, and fabulous beaches, including Sarasota County's only dog beach!

Schedule your private showing today!

Built in 1978

Essential Information

MLS® #	N6138749
Price	\$299,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,131
Acres	0.18
Year Built	1978
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Sold
Property Taxes	2,132.00
Minimum Lease	No Minimum

Community Information

Address	971 Leeward Road
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Area	Venice
Subdivision	SOUTH VENICE
City	VENICE
County	Sarasota
State	FL
Zip Code	34293-5349

Amenities

# of Garages	2
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Interior

Interior Features	Ceiling Fan(s), Eating Space In Kitchen
Appliances	Dishwasher, Dryer, Electric Water Heater, Kitchen Reverse Osmosis System, Microwave, Range, Refrigerator, Washer, Water Softener
Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Awning(s)
Roof	Shingle
Foundation	Slab

School Information

Elementary	Venice Elementary
Middle	Venice Area Middle
High	Venice Senior High

Additional Information

Date Listed	May 6th, 2025
Days on Market	148
Zoning	RSF3

Listing Details

Listing Office	ACCARDI & ASSOCIATES REAL ESTA
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