
$1,825,000
SINGLE FAMILY RESIDENCE
1224 Shenandoah CT
1224 Shenandoah Court, Marco Island, Florida, 34145, United States
SWFLAMLS

Property Details

Type	**Single Family Residence**
MLS #	**226040656**
Bedrooms	**3**
Building size	**2196 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**1**
Exterior	**Block**
Interior	**Tile**

Description

Your Marco Island waterfront lifestyle starts here—morning coffee overlooking the water, afternoons by your private heated pool, and your boat waiting on its own 12,000-pound lift. Beautifully updated and offered furnished, this inviting 3-bedroom, 2-bath home combines the charm of an island retreat with the added benefit of an established vacation rental history and future reservations already in place. Featuring 1,781 square feet of comfortable living space, the home offers an updated kitchen, refreshed bathrooms, and spacious living areas with sliding glass doors opening to the screened lanai. The private heated pool overlooks the tranquil waterway, creating a beautiful setting for relaxing, entertaining, and enjoying Florida’s indoor-outdoor lifestyle. A fully fenced backyard adds privacy and convenience. Significant improvements include a NEW ROOF IN 2025, NEW SCREEN ENCLOSURE IN 2023, and NEW DOCK AND BOAT LIFT IN 2018. With 80 feet of waterfront, a private dock, and a 12,000-pound boat lift, boating enthusiasts can enjoy the convenience of keeping their boat at home with indirect Gulf access for exploring Southwest Florida’s waterways. Ideally located just minutes from Marco Island’s white sandy beaches, shopping, dining, and Mackle Park, this beautifully maintained waterfront home offers an appealing setting for a full-time residence or personal vacation escape. For buyers seeking rental potential, the property’s established short-term rental history and future bookings provide an opportunity to continue an existing vacation rental operation, subject to

reservation transfer arrangements. Whether you’re looking for your own waterfront getaway, an investment property, or a combination of both, this Marco Island beauty brings together boating, poolside living, thoughtful updates, and an exceptional island location.
