
$359,900
305
SINGLE FAMILY RESIDENCE
305 Shell RD
305 Shell Road, Venice, Florida, 33953, United States
FGCMLS

Property Details

Type	**Single Family Residence**
MLS #	**2026037707**
Bedrooms	**2**
Building size	**1881 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**1**
Exterior	**Block**
Interior	**Tile**

Description

Virtually staged. Welcome to **305 Shell Road**, a beautifully renovated **2-bedroom, 2-bath home with a Florida room** in desirable South Venice, where Gulf beaches, charming Downtown Venice, shopping, dining, and everyday conveniences are all just minutes away. Fresh, bright, and truly move-in ready, this home has been thoughtfully updated with modern finishes and valuable improvements throughout. The beautifully remodeled kitchen features **new soft-close cabinetry, quartz countertops, and an all-new appliance package**, creating a clean, inviting space that's ready for everything from morning coffee to entertaining friends and family. The spacious **Florida room** adds even more flexibility and is perfect for relaxing, entertaining, creating a home office, or simply enjoying the laid-back Florida lifestyle. Updates extend throughout the home and include **new energy-efficient impact-rated windows, new interior and exterior doors, fresh interior paint, new electrical fixtures, updated plumbing fixtures and faucets, and a new hot water heater**. The home's electrical system has also undergone a comprehensive review. You'll also appreciate the upgraded water system featuring a **new dual-action water softener with iron filtration** as well as an **under-counter reverse-osmosis system** for purified drinking water. The primary bathroom has been refreshed with **frameless shower glass and a dual-sink vanity**, adding to the home's crisp, updated feel. And then there's the location. **Manasota Beach is approximately 4 miles away**, putting

beautiful Gulf sunsets and beach days within easy reach. Caspersen Beach, Venice Beach, the Venice Fishing Pier, Shamrock Park, and the Venetian Waterway trails are all nearby, giving you endless opportunities to enjoy the outdoors. Just a short drive north, **Historic Downtown Venice** offers palm-lined streets, beautiful architecture, locally owned boutiques, cafés, restaurants, parks, and the wonderfully quaint Old Florida atmosphere that makes Venice so special. Shopping, dining, groceries, and everyday conveniences along the nearby Tamiami Trail corridor are also within easy reach. Whether you're searching for a **full-time Florida home, seasonal getaway, or your own place near the Gulf**, 305 Shell Road offers the combination buyers are looking for: **a beautifully renovated home, an outstanding South Venice location, and the Florida lifestyle just minutes from your door.**
