

Hamptons

INTERNATIONAL



11725 3rd Avenue Ocean, Marathon, FL 33050

2 𠄎 2 𠄎

£700,000

(\$939,500)

Property details



Key features

- **Basement: None**

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Description

Waterfront Corner-Lot Gem in Little Venice. Discover refined island living in this stunning 2-bed, 2-bath waterfront residence, perfectly positioned on a corner lot in the highly sought-after Little Venice neighborhood of Marathon. Crafted with enduring CBS construction, this home seamlessly blends modern comfort, coastal elegance, and exceptional boating access. Situated on a wide, flow-through canal that leads directly to open water, this property provides effortless navigation to both the Gulf and the Atlantic Ocean, making this property a true boater's paradise. The 55-foot dock invites you to step aboard and set out for a day on the water or simply unwind with panoramic canal views framed by swaying palms and unbelievable sunsets. Step inside to find bright, open living spaces, in this beautifully updated and meticulously maintained home, which features a new roof (2022), New A/C system, and New Impact-Resistant Windows and Doors- providing peace of mind and energy efficiency. The open-concept living spaces are bathed in natural light, creating an airy, elegant atmosphere. The kitchen and living areas invite you to relax and entertain while overlooking the water. The primary suite provides private waterfront access with large walk-in closet. The corner-lot setting enhances privacy and curb appeal while offering additional outdoor living space perfect for outdoor dining, water toys, or evening cocktails by the canal. Property Highlights: 2 Bed | 2 Bath CBS Construction | Corner Lot 55-Foot Dock on Flow-Through Canal Direct Access to Gulf & Atlantic New Roof (2022) | New A/C | New Impact Windows & Doors (2023) Premier Boating Location in Desirable Little Venice Neighborhood Keys living where timeless design meets unmatched location. Whether you're seeking a full-time residence, vacation retreat or investment opportunity. Don't miss this turnkey opportunity! Schedule your showing today! Back on market due to buyer financing









































Location



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