

**2972 ARGYLE ROAD**

2972 ARGYLE RD, VENICE, FL 34293

**\$315,000**

*150 Years*

JOHN D WOOD & CO.

London, Country & International Property

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Great opportunity to get a MOVE-IN READY home at a great price! Charming Country Retreat- Perfect Vacation, Investment or Full-time Living! Enjoy peaceful country living in this inviting 3-bedroom, 2 bath home with 1 1/2 car garage and NEWER ROOF (2019). Newer (12/25) A/C SYSTEM & ductwork replaced for peace of mind. NEW HOT WATER HEATER 2026.) The home offers a spacious great room design & open plan, ideal for both relaxing and entertaining. The Kitchen showcases custom solid wood cabinetry, with breakfast bar, newer appliances & upgraded bathrooms provide a modern feel. Tile flooring throughout the living area & laminate wood look in the bedrooms & fans in every room.

**Garage Count: 1 Car Garage,**  
**Cooling: Central A/C,**  
**Sewer: Septic,**  
**Water: Well**

**\$315,000**



A dedicated dining area adds to the home's comfortable layout. Step outside to your covered, under roof lanai and enjoy the privacy of a fully fenced yard - perfect for pets, outdoor activities, or simply unwinding in a serene setting. Home offers a Kenetico water system for purification. 220 hookups for electric car. Neighborhood is family & pet friendly. Residents have optional membership to access to the South Venice private beach, community boat ramp & Clubhouse. Non-required Flood insurance zone, no CCD and HOA fees. Whether you're looking for a vacation getaway, income producing investment, or full-time residence, this home offers flexibility, charm, and value all in one. Call now for your showing!



