

644 SUGARWOOD TRAIL

VENICE, FL 34292

\$340,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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One or more photo(s) has been virtually staged. Price reduced! This charming and comfortable 3 bedroom, 2 bath home on a quiet cul de sac street in beautiful Chestnut Creek is move-in ready! New roof 2026, newly painted interior, including the garage and garage floor, new ceiling fans, plus brand new carpets in the bedrooms. Additional 2025 updates include newer landscaping, outdoor lighting and a circular 300+ sf brick paver patio with low wall surround and shade awning. The main living area with vaulted ceiling and tile flooring includes the living room, updated kitchen and dining room.

Location: Lakefront,
Garage Count: 1 Car Garage,
Sewer: Public,
Cooling: Central A/C,
Water: City Water

\$340,000



Pocket sliding glass doors open to the spacious, light and bright family room, sure to be a favorite, with its many windows overlooking the patio, back yard and community green space. A hallway leads to the en suite primary bedroom, with updated bath, plus two additional bedrooms and updated guest bath. This home also includes a convenient shed 8'x12', AC (2020), hot water heater (2021), laundry in the garage, and an oversized driveway. Chestnut Creek has sidewalks throughout its six neighborhoods, all branching off the popular central lake with its island rookery. This friendly and well-kept community is deed restricted, with low annual HOA, no CDD and is not in a flood zone. Easy access to US 41 (Tamiami Trail) and I-75. Located just minutes from Downtown Venice, the Legacy Trail, new hospital, dining, community parks & preserves, dog parks, golf, fishing, and gorgeous Gulf Beaches. This is the ideal home for year-round living or a cozy winter retreat. Come see for yourself!



