

**401 MARSH CREEK ROAD**

401 MARSH CREEK RD, VENICE, FL 34292

**\$499,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

## 401 MARSH CREEK ROAD

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34292

Under contract-accepting backup offers. DON'T MISS OUT on this POPULAR J&J built home! Fantastic curb appeal. Surrounded by tropical landscaping as you walk up to the double door entry with etched glass inserts. Great room floor plan, HIGH ceilings, CROWN MOLDING. POCKET SLIDERS out to lanai expand your space and combines indoors/outdoors. GREAT FOR ENTERTAINING. PRIVATE POOL with large lanai. GORGEOUS SUNSETS. GOLF COURSE VIEW. Transom windows bring in extra natural light for a bright and sunny. The Breakfast nook is a perfect example of the optimum place to gather and enjoy the light, plus the view of pool and golf course.

**Garage Count: 2 Car Garage,**  
**Sewer: Public,**  
**Pool Description: Pool,**  
**Cooling: Central A/C,**  
**Water: City Water**

**\$499,000**



Kitchen offers tons of counter space, lots of cabinets, and STAINLESS STEEL APPLIANCES. Separate formal dining room with the custom J&J decorative niches. BRAND NEW VINYL FLOORING in all 3 bedrooms. Master bedroom with en suite bath that offers dual sinks, walk in shower, and garden soaking tub. SPLIT FLOOR PLAN with guest bedrooms on the other side of home for privacy. Jack and Jill bath in between the guest bedrooms. Laundry room has wash sink. Sawgrass is a fabulous community located in the center of Venice. 54 acres of lakes and preserves surrounded by part of the Waterford golf club. Minutes to the Beach and Downtown Venice, shops, restaurants, theatres, highways, and so much more. A great place to meet your new friends by getting involved in community activities or visiting the neighborhood amenities- Clubhouse with gathering/card room, fitness center, kitchenette for special occasions. resort style pool and lounging areas, tennis court. Surrounded by the Sawgrass portion of the Waterford Golf course. The benefits of living surrounded by golf course without the supportive fees. Memberships and playing time are available at Waterford Golf Club and its reciprocals.



