



CHRISTIE'S
INTERNATIONAL REAL ESTATE



Regal Real Estate Professionals
7726 W. Sandlake Rd, Orlando Florida,
32819



+1 407-749-0700



info@regalrealtyorlando.com

611 ALBEE RD W (MLS#:A4451598)

PRICE: \$2,275,000

Address#: 611 ALBEE RD W

Zip Code: 34275

Style: Single Family Residence

Bedrooms: 3

Living Area: 3826.00

Year Built: 2010

Acreage(acs): 0.29

Waterfront: Yes

Subdivision: NOT APPLICABLE

City: Nokomis

Type: Residential

Status: Active

Bathrooms: 4

Lot: 12506

Pool: 1

County: Sarasota County

PROPERTY DESCRIPTION

** VIRTUAL SHOWING AVAILABLE <https://bit.ly/VirtualShowing611AlbeeRdW> ** Custom Bay Home with Dock! Over 8,600 total SF, designed for entertaining w/ 3Br/4Ba/den-study/game & bonus rms. Exquisite architectural features; grand columns, pre-cast stone steps, cypress wood clgs (coffered & dbl tray clgs), handcrafted finishes, fine fixtures, 2 fp's, granite, Wood Mode cabinets, HW's & aquarium glass. Kitch. w/ SS appls., granite buffet & lg center island w/ storage & bkfst bar. Family rm showcases views of the bay. MBr w/ wet bar & 2 WIC's. Spa-like MBa w/ dual sinks, jetted soaking tub & twin showers. Completing this level are a laundry rm, a bedrm, 2 bathrms and an en suite bed/bath. A main level veranda extends the length of the home w/ covered areas. At ground level, there is a den/study, game, bonus & storage rms. French & SGD access the lanai, outdoor shower & open-air htd saltwater pool/spa. Dock w/ a 14,000lb lift & 2 jet ski lifts, on Lyon's Bay. Bonus features; central vac (w/kickplates) & surround sound systems plus 1CG & 2CG. A circular paver drive, renewed tropical landscaping & a tile roof provide lovely curb appeal. Nestled on a water inlet known as Lyons Bay, w/ direct access to the Venice Jetties, an open waterway to the Gulf. The location is less than a mile to local beaches, Nokomis Boat Ramp, Gulf Harbor Marina, island dining & shopping destinations. There is no HOA & the area is also close to downtown Venice, both I75 & US41 for commuting north & south. Please note that the entire first floor is non-confirming space.

ADDITIONAL FEATURES



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Exterior Construction:	block, stucco
Roof:	Tile
Interior Features:	built in features, ceiling fans(s), central vaccum, coffered ceiling(s), crown molding, eating space in kitchen, high ceiling(s), kitchen/family room combo, open floorplan, solid surface counters, solid wood cabinets, split bedroom, stone counters, tray ceiling(s), walk-in closet(s), wet bar, window treatments
Heating and Fuel:	central, electric, zoned
Utilities:	public
Garage/Carport:	1
Total Building:	8679.00
Water Frontage:	Y
Pets Allowed:	Yes
Garage Features:	driveway, garage door opener, split garage
Total Acreage:	1/4 Acre to 21779 Sq. Ft.
Foundation:	Stilt/On Piling
Porches:	front porch, rear porch
Zoning:	RSF3
Air Conditioning:	central air, zoned
Floor Covering:	carpet, tile, wood

ROOMS

Additional Rooms: Bonus Room, Den/Library/Office, Family Room, Formal Dining Room Separate, Formal Living Room Separate, Inside Utility, Media Room, Storage Rooms

IMAGES

