



\$ 2,000,000



1648 Shelburne Ln, Sarasota, FL 34231

- » Beds: 3 | Baths: 2 Full
- » MLS #: D6141596
- » Single Family | 2,166 ft² | Lot: 12,632 ft²
- » More Info: 1648ShelburneLn.IsForSale.com



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Remarks

Nestled in the heart of a boater's paradise, this stunning three-bedroom, two-bathroom home sits West of Trail on the highly sought-after Aqualane Canal, offering over 100 FEET OF PRIME WATER FRONTAGE. With DEEP SALTWATER ACCESS and unobstructed passage to Little Sarasota Bay, Robert's Bay, and the Intracoastal Waterway, this property is a dream for boating enthusiasts and avid anglers alike. A private dock with a 12,000 POUND BOAT LIFT, along with an additional davit for a second vessel, ensures ample space for watercraft. Best of all, this home has had NO FLOODING OR STORM DAMAGE FROM IAN, HELENE OR MILTON, providing peace of mind in a stunning waterfront setting. Stepping into the home, your eyes are immediately drawn to the breathtaking backyard paradise and water views. A large patio creates the perfect space for entertaining, complemented by a cozy fire pit, up lighting, a lit waterfall, and a serene koi pond. The beautifully landscaped yard features drip irrigation and solar lighting, adding to the home's charm and efficiency. Inside, an OPEN FLOOR PLAN with Travertine tile throughout most of the living space provides a timeless, elegant aesthetic. The kitchen is both stylish and functional, featuring white cabinetry, striking tempered glass countertops, and high-

