



\$ 1,595,000



1648 Shelburne Ln, Sarasota, FL 34231

- » Beds: 3 | Baths: 2 Full
- » MLS #: D6144951
- » Single Family | 2,166 ft² | Lot: 12,632 ft²
- » More Info: 1648ShelburneLn.IsForSale.com



Marcy Davis

941.685.5005

marcydavis@michaelsaunders.com

<http://MarcyDavis.michaelsaunders.com>

Sales Office
420 E Railroad Ave
Boca Grande, FL 33921
(941) 473-7750

Remarks

Seller will consider all reasonable offers. Discover the ultimate boater's retreat with this exceptional three-bedroom, two-bath home, perfectly positioned West of Trail on the highly coveted Aqualane Canal. Offering over 100 feet of prime waterfront, this property provides saltwater access with effortless passage to Little Sarasota Bay, Robert's Bay, and the Intracoastal Waterway—an ideal setting for boating enthusiasts and anglers. A private dock equipped with a 12,000-pound boat lift and an additional davit accommodates multiple vessels with ease. Enjoy added peace of mind knowing this home experienced no flooding or storm damage from Ian, Helene, or Milton. Step inside and take in the stunning water views and backyard oasis that define this home's appeal. The expansive patio is designed for relaxation and entertaining, featuring a cozy fire pit, landscape and waterfall lighting, and a tranquil koi pond. The meticulously landscaped yard includes drip irrigation and solar lighting for added efficiency and charm. The spacious interior showcases an open floor plan with elegant Travertine tile throughout much of the living area. The stylish kitchen features white cabinetry, tempered glass countertops, and premium GF and LG appliances—perfect for everyday living and entertaining. The

