



\$ 2,600,000



101 Valencia Dr, Islamorada, FL 33036

- » Beds: 3 | Baths: 3 Full
- » MLS #: 603151
- » Single Family | 2,510 ft<sup>2</sup> | Lot: 7,000 ft<sup>2</sup>
- » More Info: [101ValenciaDr.IsForSale.com](http://101ValenciaDr.IsForSale.com)



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Coldwell Banker Schmitt Real Estate Company

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Fisherman's Dream! Venetian Shores Waterfront 3/3 Concrete Home with Concrete Roof and 70 ft. Dock, all set up and ready for fishing! Boaters will appreciate the 24, 000 lb. elevator boat lift plus a four-post 13, 000 lb. cradle boat lift with roller shade on the other side. Also on the dock is the coolest fish cleaning station in the Keys with water, power and a large ice maker all protected under an oversized canvas shade. There are also two large bait freezers under the house and a storage closet for your boating gear. If this wasn't enough, Venetian Shores is also Islamorada's premier boating community, with 100 ft. wide canals that offer immediate access directly to both the Atlantic Ocean AND Florida Bay just minutes away via Snake Creek Channel. The channel is open to the bay and has a drawbridge on the ocean side for tall ships. This home is not only set up perfectly for fishing, but also for company or extended family with a roomy open floor plan upstairs with 2 beds/2 baths and a separate 1 bed/1 bath apartment downstairs with its own kitchenette and living room/extra bunk room. Upstairs is a nicely updated kitchen with gas cooktop and large pantry, two updated baths, two bedrooms with large closets, laundry and a wide back porch. Downstairs is the private apartment, garage and carport, plus a storage room for rods and tackle. The fenced backyard offers a freshly refinished, heated/chilled pool with a unique custom pool

