



\$ 800,000



## 1503 Marlin St, Nokomis, FL 34275

- » Beds: 3 | Baths: 2 Full
- » MLS #: A4677473
- » Single Family | 2,191 ft<sup>2</sup> | Lot: 14,810 ft<sup>2</sup>
- » More Info: [1503MarlinSt.IsForSale.com](http://1503MarlinSt.IsForSale.com)



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#### Remarks

Discover the ultimate in coastal boating lifestyle with this beautifully updated canal-front home, offering seamless access to the open Gulf waters. This property has remained completely dry and undamaged through every major storm. Featuring a refreshed dock equipped with a brand-new 10,000-pound boat lift, this modern waterfront gem is sure to impress. Configured as a spacious two-bedroom, two-bath layout (with simple modifications available to create a full third bedroom) it includes an expansive two-car garage, generous driveway space, and a private swimming pool. Set on a generous third-acre parcel free from any homeowners association or community development fees, this residence captures the essence of relaxed, high-end Florida waterfront living. A new roof was installed in 2022. Enter to find bright, airy interiors with a soft, contemporary palette. Recent upgrades feature durable coastal-style plank flooring, a stunning gourmet kitchen complete with high-end quartz-like countertops accented by subtle under-cabinet illumination, premium Samsung appliances, and thoughtful custom details. The open-concept design centers around the kitchen, flowing effortlessly into the main gathering spaces. Abundant glass doors in the oversized great room lead directly to the pool