



**\$1,590,000**

## **8260 AVIATION BLVD, MARATHON, FL, 33050**

<https://ritterproperties.com>

Welcome to Your Dream Waterfront Retreat! Discover this charming 4-bedroom, 3-bathroom single-family home, perfectly situated on a canal front in one of Marathon's most desirable neighborhoods. This spacious 1,744 sq. ft. residence features a thoughtful layout designed for both family living and vacation rental potential. Currently used as an vacation rental. Enjoy the serene canal [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 1744 sq ft

### **Basics**



**Date added:** Added 4 months ago  
**Type:** Residential  
**Bedrooms:** 4 beds  
**Area:** 1744 sq ft  
**SubdivisionName:** Venice  
**View:** Canal  
**MLS ID:** A11701263

**Category:** Single Family Residence  
**Status:** Active  
**Bathrooms:** 3 baths  
**Lot size, sq ft:** 6600 sq ft  
**ListOfficeName:** EXP Realty LLC  
**ListAOR:** Miami Association of REALTORS®

## Building Details

**Cooling features:** Ceiling Fan(s), Central Air  
**ArchitecturalStyle:** Attached, One Story  
**Building Name:** Venice  
**Roof:** Metal Roof  
**Parking:** Driveway, Other, Rv/Boat Parking

**Year built:** 1961  
**NewConstructionYN:** No  
**Exterior material:** CBS Construction  
**Heating:** None

## Amenities & Features

**Features:** First Floor Entry, Pantry, Split Bedroom, Utility Room/Laundry  
**Amenities:** Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer  
**ExteriorFeatures:** Lighting  
**Waterfront available:** Yes  
**AttachedGarageYN:** No  
**PoolPrivateYN:** No

**Security Features:** Smoke Detector  
**CommunityFeatures:** Additional Amenities  
**PoolFeatures:** In Ground, Concrete  
**GarageYN:** No  
**CoolingYN:** Yes  
**FireplaceYN:** No

