



\$ 265,000



1040 Cockrill St, Venice, FL 34285

- » Beds: 2 | Baths: 1 Full
- » MLS #: N6141679
- » Single Family | 1,031 ft<sup>2</sup>
- » More Info: [1040CockrillSt.IsForSale.com](http://1040CockrillSt.IsForSale.com)



**Helen Moore**  
 941.724.2030  
[helenmoore@michaelsaunders.com](mailto:helenmoore@michaelsaunders.com)  
<http://helenmoore.michaelsaunders.com>

**Michael Saunders & Company**  
LICENSED REAL ESTATE BROKER

Sales Office  
 110 Nokomis Ave N  
 Venice, FL 34285  
 (941) 485-5421



#### Remarks

Opportunity for a great buy on a move-in ready villa on Venice Island. Located in a quiet, low-density, friendly community of all 1-story villas, with huge pool and lots of ways to enjoy getting acquainted with the neighborhood. The interior is up to date with high-end looks such as granite tops and top-level appliances in the open kitchen, and stylishly renovated bath. Featuring 2 bedrooms, bright and sunny living room/dining room combo, and comfy enclosed Florida Room. It's a small package with huge impact! It's just the place for the Island life near Gulf-front restaurant Sharkey's at the fishing pier, incredible sunsets every night, Service Club beach, 18-hole municipal golf course, the Venetian Waterway trail, and a short way to downtown Venice's outstanding boutiques, bistros and businesses. And a quick closing can be arranged for a new owner to enjoy the winter season here.

