

\$599,000 - 762 Marjon Avenue, DUNEDIN

MLS® #TB8364618

\$599,000

4 Bedroom, 3.00 Bathroom, 2,294 sqft

Residential on 0.17 Acres

DUNEDIN MANOR SUB, DUNEDIN, FL

Dreamy in Dunedin â€“ Location, Location, Location! Situated just minutes from Downtown Dunedinâ€™s vibrant Main Street corridor, this stunning 2,300-square-foot residence offers 4 bedrooms, 3 bathrooms, an interior laundry room, and an enchanting outdoor space reminiscent of an Italian resort. Less than a mile from Downtown Dunedin and the Marina, this home is perfectly positioned in the coveted golf cart zone, providing effortless access to shopping, dining, and waterfront activities. Plus, itâ€™s located near top-rated schools. High and dry, this home remained untouched by the 2024 storms and sits in Flood Zone X, where no flood insurance is currently requiredâ€”offering peace of mind in any season. As you enter through the olive tree lined drive and step inside the foyer you transcend into a thoughtfully designed split floor plan featuring a spacious family room with a cozy fireplace, a built-in wine bar, and a generous eat-in kitchen with a pantry. The oversized primary ensuite is a true retreat, complete with a garden tub and separate shower. This residence pays homage to its Mediterranean heritage with custom trim work, Venetian plaster, graceful arches, and detailed crown molding throughout. A newer roof and HVAC ensure comfort and maintenance-free living for years to come. The backyard is a private oasisâ€”a serene and artistic escape perfect for hosting BBQs, baking pizza in the wood-fired grill, or simply strolling through the lush gardens. Additionally, the garage



conversion bonus room adds an extra 250 square feet of air-conditioned space. It is fully framed and drywalled yet retains the original garage door, track, and rollers behind the framingâ€”allowing for an easy conversion back to a functional garage if desired. This prime central location places you just minutes from Downtown Dunedin, the Dunedin Causeway, Clearwater Beach, Pinellas Trail, parks, cultural museums, shops, and an incredible variety of restaurants, pubs, and entertainment options. With its ideal location, stunning details, and the bonus of being in the golf cart zone, this home is truly a rare find. Schedule an appointment today to experience this incredible property for yourself!

Built in 1956

Essential Information

MLS® #	TB8364618
Price	\$599,000
Sold Price	\$590,000
Date Sold	May 15th, 2025
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,294
Acres	0.17
Year Built	1956
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Sold

Community Information

Address	762 Marjon Avenue
Area	Dunedin
Subdivision	DUNEDIN MANOR SUB
City	DUNEDIN

County	Pinellas
State	FL
Zip Code	34698

Amenities

Parking	Driveway
# of Garages	1
View	Garden

Interior

Interior Features	Ceiling Fans(s), Crown Molding, Eat-in Kitchen, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Thermostat, Walk-In Closet(s)
Appliances	Dishwasher, Electric Water Heater, Microwave, Range, Range Hood, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas

Exterior

Exterior Features	Awning(s), French Doors, Garden, Outdoor Grill, Outdoor Kitchen
Lot Description	City Limits, Landscaped, Paved
Roof	Shake
Foundation	Slab

School Information

High	Dunedin High-PN
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Additional Information

Date Listed	March 22nd, 2025
Days on Market	161

Listing Details

Listing Office	SMITH & ASSOCIATES REAL ESTATE
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