

\$1,175,000

SINGLE FAMILY RESIDENCE

146 Greenbrier ST

146 146 Greenbrier Street Street, Marco Island, Florida, 34145, United States

Property Details

Type	Single Family Residence
MLS #	226016733
Bedrooms	3
Building size	2033 sq. ft.
Air conditioning	Yes
Heating	Central
Bathrooms	2
Floor	1
Exterior	Block
Interior	Tile

Description

On an oversized lot in one of Marco Island's most desirable locations, Villa Marco offers the rare combination of space, privacy, exceptional accessibility and strong investment appeal. Just two blocks from Residents' Beach and some of Marco Island's best restaurants, shops and local favorites, this single-family pool home delivers the island lifestyle buyers seek with potential to generate substantial rental income. Opportunities to own a property with this level of convenience, generous homesite and ample parking are rare, further enhanced by a circular driveway that easily accommodates multiple vehicles. Designed for comfortable coastal living, this three-bedroom, two-bath residence with an attached one-car garage features a functional layout filled with abundant natural light and a seamless connection between indoor and outdoor living. The spacious living area is enhanced by recessed lighting and a skylight, creating a bright and welcoming atmosphere throughout the day. The kitchen is stylish and practical, featuring stainless steel appliances, updated white cabinetry, a tile backsplash and a window above the sink overlooking lush tropical landscaping. Adjacent to the main living space, the separate dining area is framed by arched windows with views of the pool, providing an inviting setting for everyday meals and entertaining. The primary suite serves as a private retreat with double French door entry, generous proportions, direct access to the screened lanai and pool, a spacious walk-in closet, and an en-suite bath with dual vanities, a walk-in shower and updated lighting. A split

bedroom floor plan provides added privacy, with two guest bedrooms sharing a well-appointed full bath. Outdoor living is a standout feature of the property. The expansive screened lanai overlooks a heated pool with a new heater installed in 2023, all surrounded by mature tropical landscaping that enhances the sense of privacy. The spacious outdoor living area offers ample room for lounging, dining and enjoying Southwest Florida's year-round sunshine. Additional features include a dedicated laundry area with a front-load washer and dryer, utility sink and extra storage. Already established as a successful vacation rental, the property generates significant rental income potential, making it an exceptional opportunity as a personal island retreat, a potential income-producing investment, or the perfect combination of both. A transferable flood insurance policy provides added value, potential savings and peace of mind for the next owner.