



OFFERING MEMORANDUM



855 JAMAICA RD

Venice, FL 34293-5449

PRESENTED BY

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978.496.5436

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Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney.

Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Cracker & Associates in compliance with all applicable fair housing and equal opportunity laws.



PROPERTY INFORMATION



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PROPERTY DESCRIPTION

This well-maintained 3-bedroom, 2-bath, 2-car garage home offers 1,196 square feet of comfortable living space on a rare 0.31-acre fully fenced lot. The property features a charming farmhouse-style front porch, mature trees, and fresh landscaping that enhance curb appeal. Inside, the layout is efficient and functional, with a bright living area and room to personalize to your liking. This home is not in a flood zone, meaning no flood insurance is required, offering peace of mind and long-term savings. The oversized backyard provides ample space for pets, outdoor living, or future additions like a pool or garden. With a strong rental history and excellent condition, the property is ideal for buyers seeking a primary residence, seasonal home, or an income-producing investment in a high-demand market.

LOCATION DESCRIPTION

Located in the quiet and highly desirable community of Rotonda West, this property sits close to beaches, shopping, golf courses, and everyday conveniences. With easy access to Englewood, Port Charlotte, and Boca Grande, the area offers a relaxed coastal lifestyle and strong rental demand.

OFFERING SUMMARY

SALE PRICE: \$349,990

ADDRESS: 855 JAMAICA RD, FL 33947-2443

PARCEL ID: 0452020049

LOT SIZE: 0.31 ACRES

ASSET TYPE: SINGLE FAMILY RESIDENCE

ZONING: RSF3



HIGHLIGHTS

- Rare oversized 0.31-acre lot with a fully fenced backyard, ideal for outdoor living and pets.
- Not in a flood zone so no flood insurance is needed, reducing long-term ownership costs.
- Charming farmhouse-style front porch with mature trees and recent landscaping upgrades.
- Established rental property with a strong track record and well-maintained condition.



ADDITIONAL PHOTOS



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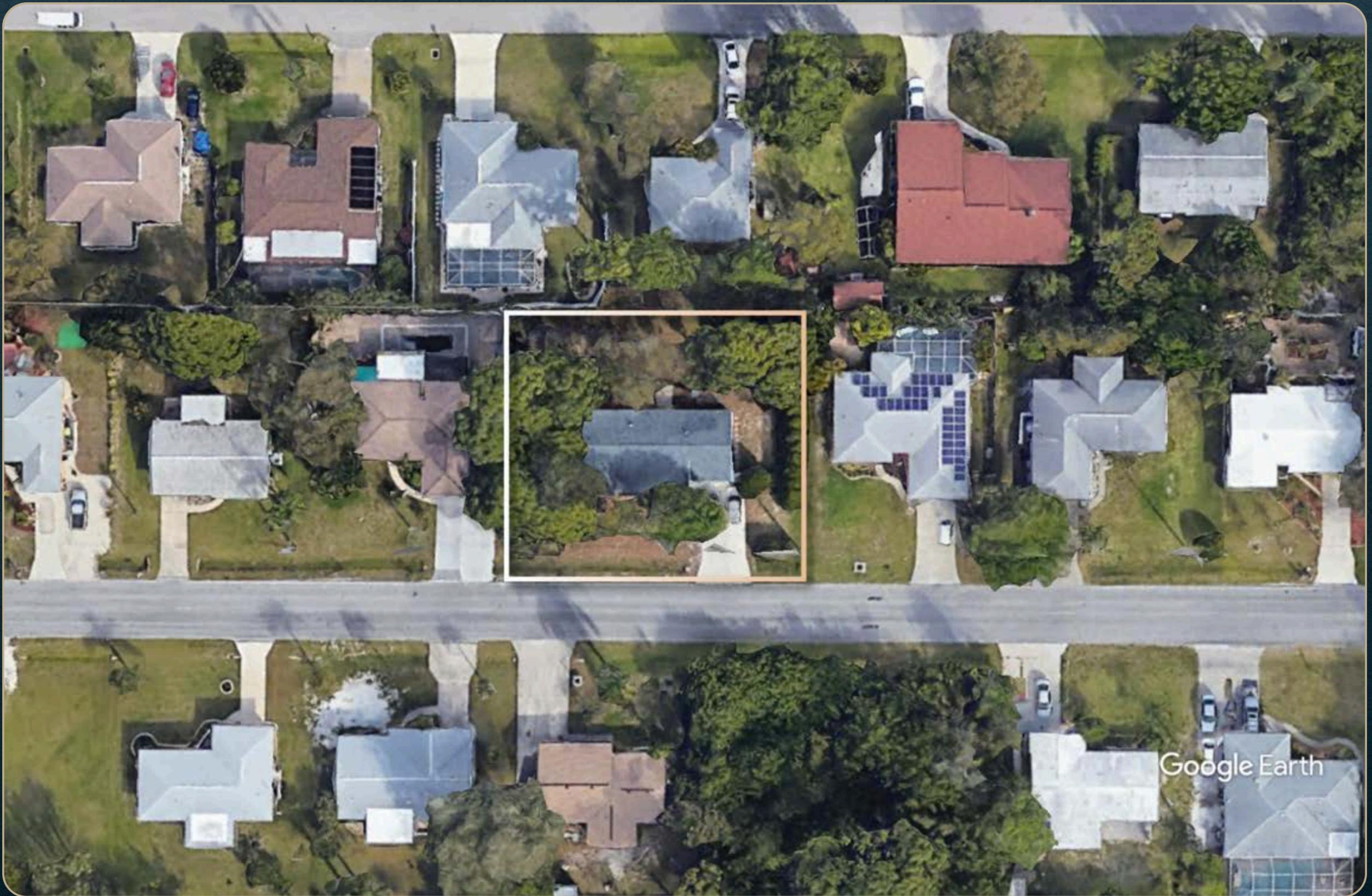


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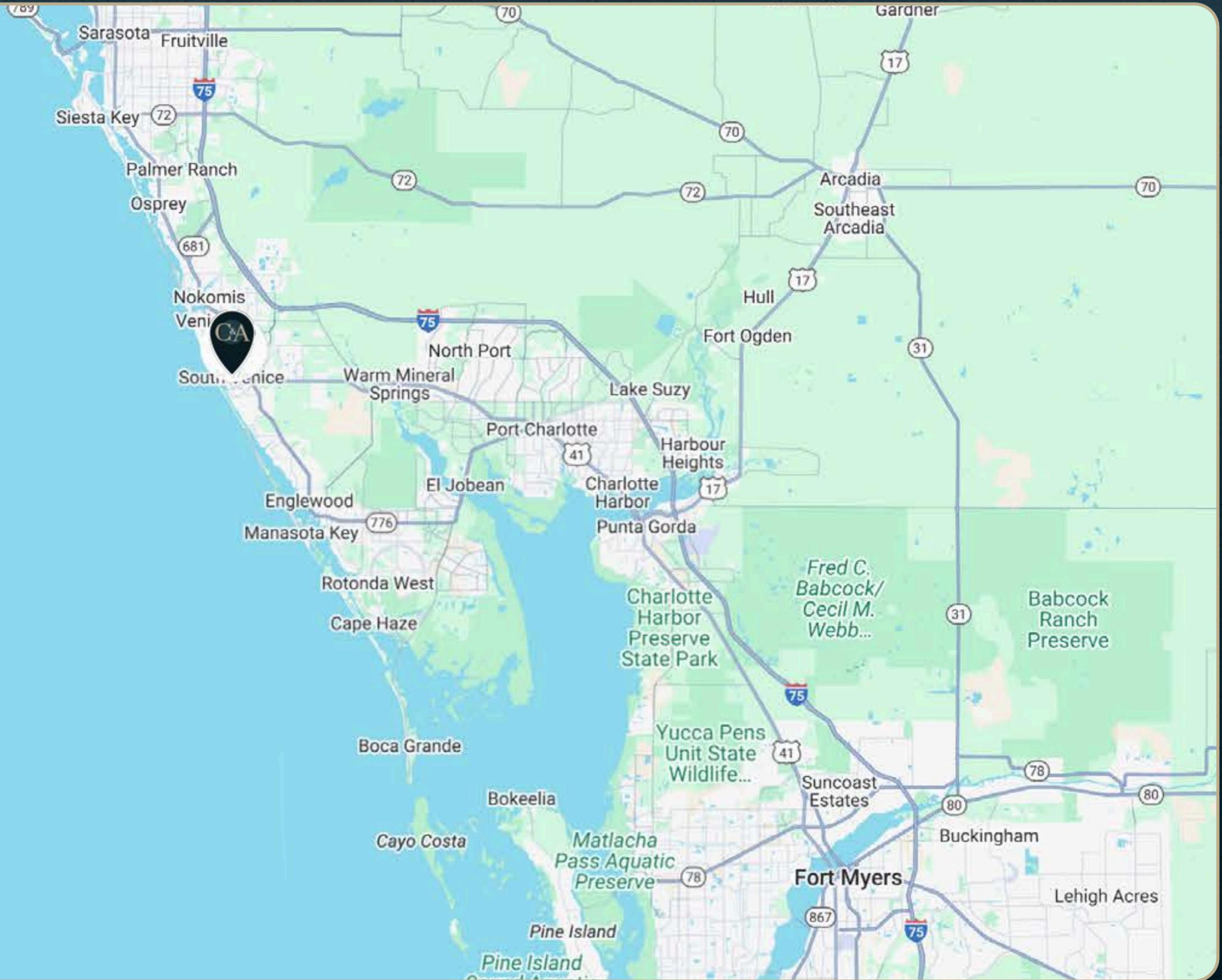


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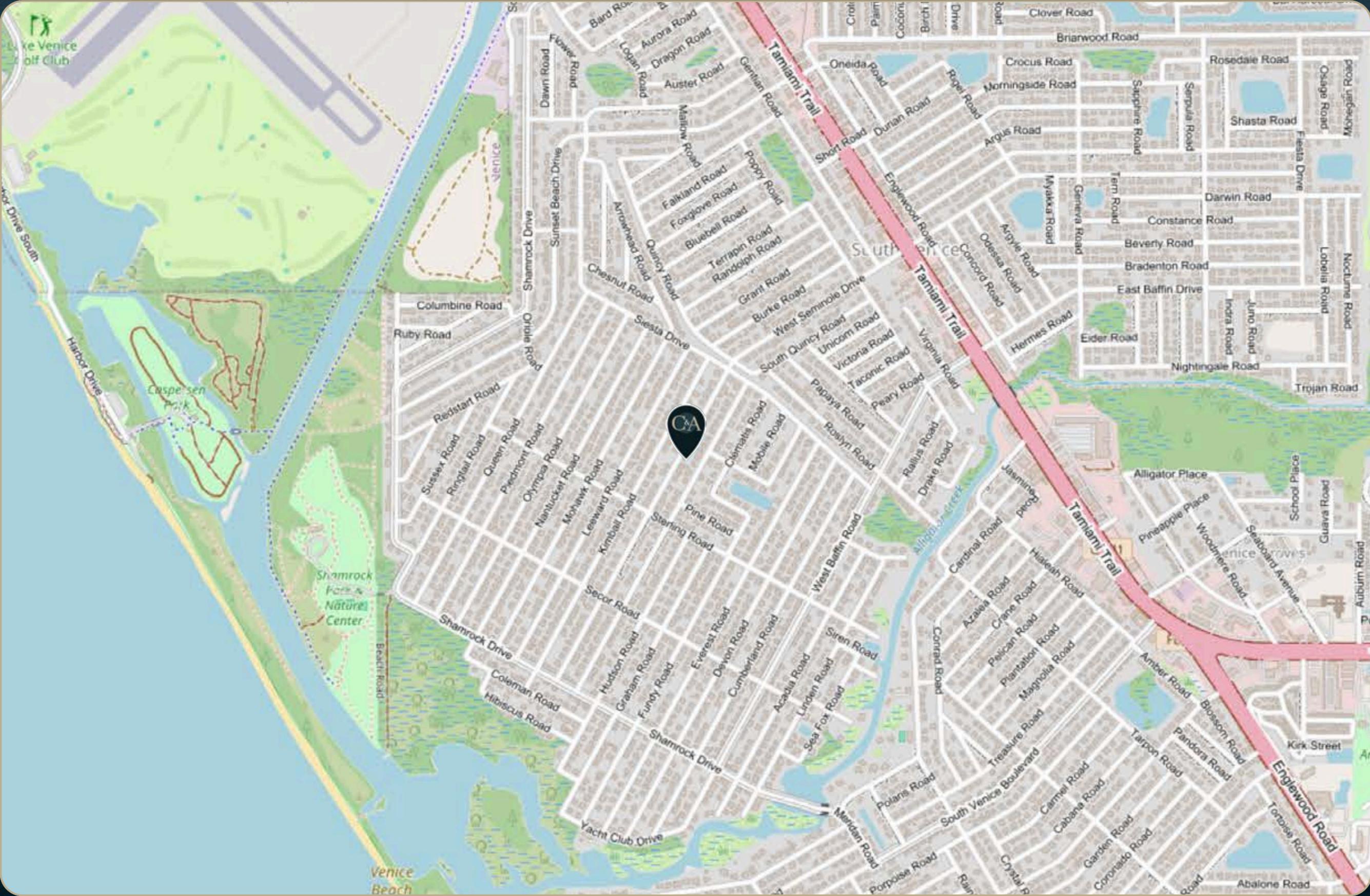


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REGIONAL MAP



LOCATION MAP



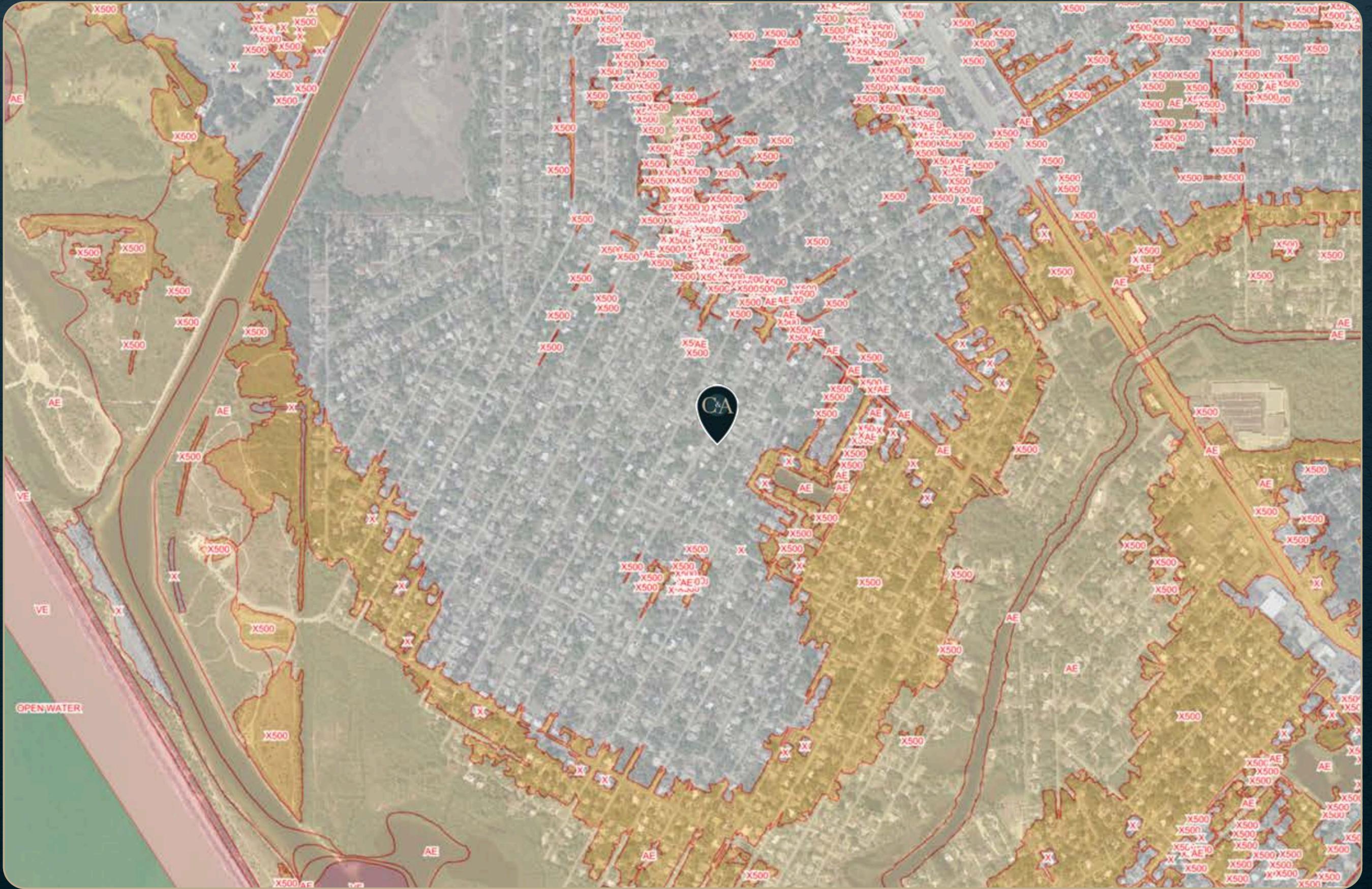
TRAFFIC COUNT MAP



ZONING MAP



FLOOD MAP





JESSE IALUNA

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Jesse Ialuna has established a strong reputation for getting deals done. From multi-million dollar commercial projects to high-end residential properties and prime land opportunities, he is a trusted advisor to many entrepreneurs, business owners, and real estate investors. Mr. Ialuna moved to Southwest Florida in 2004.

From his early years in New England, he has an extensive family background going back 3 generations in construction, real estate, and development in New England as well as SWFL. He got his early start in the business world and rose to VP of sales for CSE, a national digital marketing firm based out of Punta Gorda FL. That background and extensive knowledge of Internet marketing strategies have given his real estate clients a clear advantage.

Mr. Ialuna is known by many to be a real estate powerhouse in both commercial and residential, in part due to his dedication to helping property owners and investors reach their goals, paired with his unrelenting hard work. Jesse has received multiple awards and has been ranked “Best of Zillow”.



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