

\$663,000 - 601 Patricia Avenue, DUNEDIN

MLS® #TB8387400

\$663,000

3 Bedroom, 2.00 Bathroom, 1,744 sqft

Residential on 0.18 Acres

DUNEDIN LAKEWOOD ESTATES 3RD ADD,
DUNEDIN, FL

Stunningly Renovated Dunedin Home with
INCOME PRODUCING unit on Separate
Electric Meters, and Dual Zoning!

Welcome to Dunedin's vibrant Lakewood Estates community. This beautifully updated property offers a rare and versatile layout featuring a spacious main residence and a fully equipped attached Accessory Dwelling Unit (ADU), each with its own private entrance and separate electric meters. This setup is ideal for generating rental income, supporting multigenerational living, or operating a home-based business.

The home immediately impresses with its beautiful curb appeal, including fresh exterior updates, mature landscaping, and landscape lighting that wraps around the home, creating a warm and welcoming ambiance in the evenings. Whether arriving during the day or night, the property is both inviting and well-lit.

The main house includes two bedrooms, one bathroom, and a flex room with charming cedar-planked walls. This bonus space is perfect for a home office, den, or an additional bedroom. French doors are located at the flex room's entrance, and sliding doors at the exit allow light to flow through and provide direct access to the backyard. The layout features laminate flooring throughout, a spacious living room, a formal dining area, and a bright



kitchen with plenty of space for a breakfast nook. The remodeled bathroom showcases a modern vanity, updated flooring, and a sleek glass-enclosed shower. A laundry closet located in the flex room includes a full-size washer and dryer, which convey with the sale.

The attached one-bedroom, one-bathroom studio unit can be accessed from the main house through a secure interior door or through its own private entrance off the paved parking area. This private unit features a kitchenette with a cooktop and refrigerator, a window seat with built-in storage, a bathroom with an in-unit washer and dryer, and its own exit to the backyard. This unit is ideal for tenants, guests, or a private home office setup with a separate electric meter.

Step outside into the fully fenced backyard, where a tranquil outdoor retreat awaits. The space includes mature trees, lush landscaping, a palm-shaded pergola, a paved fire pit, a designated seating zone, a grass play area, and a large storage shed. It is the perfect setting for year-round outdoor enjoyment, whether entertaining guests or relaxing in peace.

Recent upgrades include a new main roof installed in 2025 and a flat roof replaced in 2021. Zoned for both residential and commercial use, the property offers exceptional flexibility for homeowners, investors, and small business owners. The separate electric meters enhance its usability for multiple occupants or income-producing purposes.

Located in walking distance to vibrant downtown Dunedin and city pier, just 15 minutes from Honeymoon Island, 25 minutes to Clearwater Beach, and 30 minutes to Tampa International Airport, this home

provides easy access to Florida’s most beloved coastal spots while keeping you close to downtown Dunedin’s charming shops, restaurants, and entertainment.

Don’t miss this rare opportunity to own a thoughtfully renovated, move-in-ready property with true versatility and lasting curb appeal. Schedule your private showing today and experience all this Dunedin gem offers.

Built in 1962

Essential Information

MLS® #	TB8387400
Price	\$663,000
Sold Price	\$635,000
Date Sold	October 30th, 2025
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,744
Acres	0.18
Year Built	1962
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	601 Patricia Avenue
Area	Dunedin
Subdivision	DUNEDIN LAKEWOOD ESTATES 3RD ADD
City	DUNEDIN
County	Pinellas
State	FL
Zip Code	34698

Amenities

Parking	Open, Oversized
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Interior

Interior Features	Ceiling Fans(s), Eat-in Kitchen, Living Room/Dining Room Combo
Appliances	Cooktop, Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
Heating	Central
Cooling	Central Air
Furnished	Negotiable

Exterior

Exterior Features	Lighting, Private Mailbox
Lot Description	Landscaped
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	May 18th, 2025
Days on Market	51
Zoning	FX-M

Listing Details

Listing Office	DARLING ROBERSON REALTY
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