

\$200,000 - 163 Shell Falls Drive, APOLLO BEACH

MLS® #L4953122

\$200,000

2 Bedroom, 2.00 Bathroom, 1,408 sqft

Residential on 0.10 Acres

SOUTHSHORE FALLS PH 1, APOLLO BEACH, FL

****Huge price adjustment-act quickly on this fantastic value.** Enjoy life at your own pace in this well-equipped villa nestled in the heart of the coveted Southshore Falls community. Southshore Falls is one of the premier 55+ communities on the Suncoast. Perfectly positioned near a tranquil greenbelt and within walking distance to the spectacular resort-style amenities, this 2-bedroom, 2-bath (with flex room), 1,408 sq. ft. villa offers the ideal blend of comfort, convenience, and active adult living.

From the moment you enter, you'll appreciate the open-concept split floor plan, high ceilings, and an abundance of natural light that create an inviting and airy atmosphere. The heart of the home is a well-equipped kitchen featuring granite countertops, a breakfast bar, tile backsplash, ample cabinetry, and a cozy dining nook—ideal for morning coffee or casual meals with friends.

The spacious living and dining areas flow seamlessly to the screened lanai—your own private retreat surrounded by lush landscaping and peaceful views. It's the perfect spot to relax with a book, entertain guests, or enjoy Florida's beautiful weather year-round.

The primary suite is generously sized to accommodate a king-sized bedroom set and features a private en-suite with a zero entry



walk-in shower. The guest bedroom and bathroom offer comfort and privacy for visitors because of the split design. Adding flexibility to the home is a dedicated flex space—perfect for a home office, reading room, or easily converted into a third bedroom to fit your lifestyle.

While this villa has been lovingly maintained and is move-in ready, it could benefit from a little TLC—giving you the opportunity to add your personal touch and make it truly shine.

Additional features include tile floors throughout, a newer 2023 AC, upgraded premium hurricane windows, and a spacious 2-car garage. And best of all—exterior maintenance is included, so you can focus on what matters most: enjoying your life without breaking a sweat.

Southshore Falls offers resort-style amenities without the burden of a CDD fee. Residents enjoy access to two lagoon-style pools, a resistance pool, fitness center, internet café, library, arts & crafts studio, billiards room, tennis and pickleball courts, bocce, putting green, shuffleboard, and miles of walking trails. The community lifestyle director ensures there's always something exciting on the calendar—from clubs and classes to events and excursions.

Conveniently located near shopping, dining, healthcare, and with easy access to I-75, US 301, and Hwy 41, you're just minutes from Tampa, Sarasota, and some of Florida's most beautiful Gulf Coast beaches.

Come experience the relaxed elegance and vibrant energy of life at Southshore Falls. 163 Shell Falls Dr isn't just a home—it's your gateway to paradise.

Built in 2005

Essential Information

MLS® #	L4953122
Price	\$200,000
Sold Price	\$190,000
Sold Date	August 4th, 2025
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,408
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Villa
Status	Sold

Community Information

Address	163 Shell Falls Drive
Area	Apollo Beach / Ruskin
Subdivision	SOUTSHORE FALLS PH 1
City	APOLLO BEACH
County	Hillsborough
State	FL
Zip Code	33572-3127

Amenities

Amenities	Clubhouse, Fitness Center, Gated, Maintenance
# of Garages	2

Interior

Interior Features	Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Thermostat, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Range, Refrigerator, Washer
Heating	Central
Cooling	Central Air

Exterior

Exterior Features	Other, Private Mailbox, Sidewalk, Sliding Doors
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Roof	Tile
Foundation	Slab

Additional Information

Date Listed	May 23rd, 2025
Days on Market	140
Zoning	PD

Listing Details

Listing Office	LIVE FLORIDA REALTY
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