

# **\$1,675,000 - 2704 S Peninsula Drive, DAYTONA BEACH**

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MLS® #T3509237

**\$1,675,000**

6 Bedroom, 4.00 Bathroom, 4,728 sqft

Residential on 0.70 Acres

RIVER RIDGE ESTATES, DAYTONA BEACH,  
FL

Gated Riverfront Estate Compound with private beach, Dock on ICW and a block from the Ocean. Property includes Three buildings on a huge riverfront park-like parcel: Main house, Guest house with its own meter and address and a Studio apartment/Office, ideal for multi-generational or extended families or just hosting guests overnight with the privacy of a separate home. Extensive pavers driveways.

Main House: 3100 sqft 2-story with 3-4 bedrooms, Remodeled Kitchen with high end appliances. Open Living room with fireplace, Dining room. Wood Floors. Master Suite with River views, large covered and screened deck overlooking the river. Ground level suite downstairs has Large 3rd bedroom, bath, and small kitchenette (Mother in Law Suite). Media room/Man Cave with large walk in closet, laundry room with 2 washers/dryers and 2 car garage. Newer metal roof, windows, stucco, wiring, plumbing, electrical/plumbing upgrades, hurricane shutters.

Long Elevated walk way to dock and boat lift. Dock can hold multiple boats. Its own Private Beach on the river allows swimming and launching of kayaks, canoes, jetskis, hold private parties and a bonfire on your own beach!. Frank Rendon Park and Daytona's finest beach is only a block away!



Guest House: 2,000 sq ft 2 bed/1 bath open Kitchen/family room area, screened in Lanai, newer Windows A/C unit, electric/ plumbing upgrades, and a very large 3-car garage.

Studio Apartment/Office: Separate building complete with its own bathroom and storage room. Newly updated, Ceramic tile floors.

Inground Resort-Style pool between the two houses complemented with paver walk paths, a golfer's dream Putting Green with 3 holes, multiple levels and lush landscaping. Both houses have Generators, Full security system, Irrigation system with private well. Morning or evening walks by the Atlantic Ocean on World famous Daytona Beach are just steps away. Quiet and private. MUST SEE PROPERTY!

Built in 1955

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | T3509237                |
| Price          | \$1,675,000             |
| Sold Price     | \$1,575,800             |
| Sold Date      | December 27th, 2024     |
| Bedrooms       | 6                       |
| Bathrooms      | 4.00                    |
| Full Baths     | 4                       |
| Square Footage | 4,728                   |
| Acres          | 0.70                    |
| Year Built     | 1955                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Sold                    |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 2704 S Peninsula Drive   |
| Area        | Daytona Beach/Holly Hill |
| Subdivision | RIVER RIDGE ESTATES      |

|          |               |
|----------|---------------|
| City     | DAYTONA BEACH |
| County   | Volusia       |
| State    | FL            |
| Zip Code | 32118         |

### **Amenities**

|               |                                        |
|---------------|----------------------------------------|
| # of Garages  | 5                                      |
| Is Waterfront | Yes                                    |
| Waterfront    | Intracoastal Waterway, Riparian Rights |
| Has Pool      | Yes                                    |

### **Interior**

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Open Floorplan, Split Bedroom                         |
| Appliances        | Dishwasher, Dryer, Electric Water Heater, Range, Refrigerator, Washer |
| Heating           | Central, Electric                                                     |
| Cooling           | Central Air                                                           |
| Fireplace         | Yes                                                                   |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Hurricane Shutters |
| Roof              | Metal, Shingle     |
| Foundation        | Basement           |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 5th, 2024 |
| Days on Market | 568             |
| Zoning         | RES             |

### **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | KARLHAUS REALTY |
|----------------|-----------------|

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Listing information last updated on November 4th, 2025 at 3:25pm EST