

# \$454,499 - 306 Silver Falls Drive, APOLLO BEACH

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MLS® #TB8318738

**\$454,499**

2 Bedroom, 2.00 Bathroom, 1,958 sqft

Residential on 0.13 Acres

SOUTHSHORE FALLS PH 1, APOLLO BEACH, FL

Welcome to Your Dream Oasis in Southshore Falls!

Located in the exclusive 55+ resort-style community of Southshore Falls, this exceptional 2-bedroom, 2-bathroom home with an additional office/den combines comfort, elegance, and modern convenience in a truly serene setting. With recent, high-end upgrades and a maintenance-free lifestyle, this home is perfect for those who seek both luxury and ease in their next chapter.

Step inside this stunning, single-story block-built home and prepare to be wowed by its open, airy design and tasteful, fresh paint in soothing, subtle tones. As you enter, you'll immediately notice the upgraded luxury vinyl plank (LVP) flooring that runs seamlessly throughout the entire home, adding both style and durability. The lighting has been thoughtfully upgraded to create a warm, inviting atmosphere, especially in the open living areas.

The fully remodeled kitchen is a chef's dream come true, featuring sleek quartz countertops, custom cabinetry, and stainless steel appliances. This space is as functional as it is beautiful, with an abundance of counter space and an eat-in kitchen area that's perfect for casual meals. For more formal occasions, there's a separate dining area that flows effortlessly into the living space, making entertaining a delight.

The family room is the heart of the home,



offering a cozy, inviting space to relax or entertain. Large sliding glass doors lead out to a screened and epoxied lanai, complete with ceiling fans, sun shades and views of a lush, hedge-lined backyard. This private outdoor oasis is the ideal spot for morning coffee, evening cocktails, or simply enjoying the peace and quiet.

The spacious primary suite is a true retreat, with ample natural light and a beautifully upgraded en-suite bathroom that features modern fixtures and finishes. The second bedroom, along with the office/den, provides additional flexible space, perfect for hobbies, a home office, or hosting guests.

Additional perks include upgraded PGT impact windows, a 2-car garage with overhead storage, additional cabinetry, and shelving—offering you all the storage solutions you need. And with the Samsung washer and dryer included, this home is truly move in -ready!

Living in Southshore Falls means you™ll enjoy access to a vast array of resort-style amenities tailored for active, vibrant adults. Take a swim in the sparkling pool, stay fit in the state-of-the-art fitness center, or enjoy a leisurely stroll along the scenic walking trails. This truly gated community also offers pickle ball, and a lively social calendar filled with events and activities.

This home is a rare find, offering all the upgrades, privacy, and comfort you desire, right in the heart of Apollo Beach. For those seeking a low-maintenance, high-enjoyment lifestyle in an amenity-rich community, this home is the perfect match. Don™t miss the opportunity to make this luxurious retreat yours—schedule a tour today and step into the life you™ve been dreaming of!

Built in 2005

## **Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | TB8318738               |
| Price          | \$454,499               |
| Sold Price     | \$445,000               |
| Sold Date      | March 17th, 2025        |
| Bedrooms       | 2                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,958                   |
| Acres          | 0.13                    |
| Year Built     | 2005                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Traditional             |
| Status         | Sold                    |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 306 Silver Falls Drive |
| Area        | Apollo Beach / Ruskin  |
| Subdivision | SOUTHSHORE FALLS PH 1  |
| City        | APOLLO BEACH           |
| County      | Hillsborough           |
| State       | FL                     |
| Zip Code    | 33572-3123             |

### Amenities

|              |                                                                                                                                                                                                                            |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities    | Clubhouse, Fence Restrictions, Fitness Center, Gated, Lobby Key Required, Maintenance, Optional Additional Fees, Pool, Recreation Facilities, Security, Tennis Court(s), Trail(s), Vehicle Restrictions, Wheelchair Access |
| Parking      | Driveway, Garage Door Opener                                                                                                                                                                                               |
| # of Garages | 2                                                                                                                                                                                                                          |
| View         | Trees/Woods                                                                                                                                                                                                                |

### Interior

|                   |                                                                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Eating Space In Kitchen, In Wall Pest System, Living Room/Dining Room Combo, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Window Treatments |
| Appliances        | Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer                                                                                                                             |

|              |             |
|--------------|-------------|
| Heating      | Central     |
| Cooling      | Central Air |
| # of Stories | 1           |

**Exterior**

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior Features | Irrigation System, Private Mailbox, Sidewalk, Sliding Doors                               |
| Lot Description   | Cleared, Flood Insurance Required, FloodZone, Landscaped, Level, Sidewalk, Unincorporated |
| Roof              | Tile                                                                                      |
| Foundation        | Slab                                                                                      |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 11th, 2024 |
| Days on Market | 246                 |
| Zoning         | PD                  |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | KELLER WILLIAMS SOUTH SHORE |
|----------------|-----------------------------|

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Listing information last updated on November 1st, 2025 at 4:39pm EDT