

# \$289,900 - 102 Shell Falls Drive, APOLLO BEACH

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MLS® #TB8424225

**\$289,900**

2 Bedroom, 2.00 Bathroom, 1,616 sqft

Residential on 0.11 Acres

SOUTHSHORE FALLS PH 1, APOLLO BEACH, FL

\*\*\* LUXURY 55+ LIVING IN DEL WEBB \*\*\*  
NO CDD FEES \*\*\* END UNIT \*\*\* POND VIEW  
\*\*\* COVERED LANAI WITH EXTENDED  
SCREENED ENCLOSURE AND  
RETRACTABLE AWNING \*\*\* ALL  
APPLIANCES INCLUDED\*\*\* A MUST SEE  
2/2/2 villa in the beautiful, active, maintenance  
free Del Webb 55+ community. This MOVE IN  
READY single story 1616 Sq ft home will  
AMAZE you as you walk through the private  
screened in front porch, accented with a  
custom glass door. Foyer features newer vinyl  
plank flooring, and 5 1/4 inch baseboards, that  
extend throughout the ENTIRE home. This  
home offers a 2 Bedroom split floor plan, in  
addition to a den/office that can be used as a  
third bedroom, office space or hobby room.  
The kitchen has solid surface counter tops with  
a tiled backsplash, custom pull out drawers in  
the cabinets, newer appliances, breakfast  
nook and custom shelving in the pantry. The  
Great room/dining room combo are both very  
spacious and have crown molding and custom  
decorative molding on the walls. Great room  
features a sliding glass door that leads you out  
to the INCREDIBLE extended covered,  
screened in lanai with serene pond views. The  
lanai is truly an extension to the peaceful living  
of this home and community. The Primary  
bedroom is very spacious with large windows  
and a large walk-in closet with custom closet  
system. The master bath has an easy walk-in  
tiled shower with all new lighting and mirrors.



Secondary bathroom has also been updated with new lighting and mirror. Inside utility room has newer washer and dryer, that stay with the home, and large cabinets for storage. There is also a laundry tub in the large 2 car garage, with extensive shelving for storage. THIS HOME IS TRULY THE DEFINITION OF MOVE IN READY \*\*\*New water heater 2020, new AC 2024, new paint 2022, new flooring and baseboards 2022, new water softener 2022, updated lighting throughout home 2022. The community has so much to offer for that active lifestyle \*\*\*MULTIPLE HEATED POOLS, HOT TUB, PUTTING GREEN, BOCCE BALL & SHUFFLEBOARD COURTS, PICKLEBALL COURTS, TENNIS COURTS, WALKING TRAILS & LIGHTED GAZEBO TO ENJOY THE SPECTACULAR SUNSETS! 14,000 SQ. FT. CLUBHOUSE features STATE OF THE ART FITNESS CENTER, HOBBY/CRAFT ROOM, ENDLESS COFFEE CAFE, BILLIARD, LIBRARY/CARD ROOM & GRAND BALLROOM! PROFESSIONAL MANAGEMENT STAFF on site 7 days a week. FULL TIME LIFESTYLE DIRECTOR & LIFESTYLE COMMITTEE keep the fun going with a HUGE ARRAY OF ENTERTAINMENT FOR EVERYONE! From musical TRIBUTE SHOWS TO COMEDY/MAGIC TO HOLIDAY POOL PARTIES! This ACTIVE COMMUNITY is perfect for meeting your new neighbors! Keep busy 7 days a week or do nothing at all! YOUR FANTASTIC LIFESTYLE STARTS RIGHT HERE IN THIS GORGEOUS VILLA IN SOUTHSORE FALLS

Built in 2005

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | TB8424225 |
| Price      | \$289,900 |
| Sold Price | \$297,670 |

|                |                    |
|----------------|--------------------|
| Date Sold      | October 15th, 2025 |
| Bedrooms       | 2                  |
| Bathrooms      | 2.00               |
| Full Baths     | 2                  |
| Square Footage | 1,616              |
| Acres          | 0.11               |
| Year Built     | 2005               |
| Type           | Residential        |
| Sub-Type       | Villa              |
| Style          | Patio Home         |
| Status         | Sold               |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 102 Shell Falls Drive |
| Area        | Apollo Beach / Ruskin |
| Subdivision | SOUTHSHORE FALLS PH 1 |
| City        | APOLLO BEACH          |
| County      | Hillsborough          |
| State       | FL                    |
| Zip Code    | 33572                 |

### Amenities

|               |                                                                                                                                                                                        |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Basketball Court, Clubhouse, Fitness Center, Gated, Maintenance, Pickleball Court(s), Pool, Racquetball, Security, Shuffleboard Court, Spa/Hot Tub, Tennis Court(s), Wheelchair Access |
| Parking       | Driveway, Garage Door Opener                                                                                                                                                           |
| # of Garages  | 2                                                                                                                                                                                      |
| Is Waterfront | Yes                                                                                                                                                                                    |
| Waterfront    | Pond                                                                                                                                                                                   |

### Interior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fans(s), Crown Molding, Eat-in Kitchen, Living Room/Dining Room Combo, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Walk-In Closet(s) |
| Appliances        | Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer, Water Softener                                                   |
| Heating           | Central, Electric                                                                                                                                            |
| Cooling           | Central Air                                                                                                                                                  |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | Lighting, Rain Gutters, Sidewalk, Sliding Doors                   |
| Lot Description   | Corner Lot, Flood Insurance Required, Landscaped, Sidewalk, Paved |
| Roof              | Tile                                                              |
| Foundation        | Slab                                                              |

### **School Information**

|            |                 |
|------------|-----------------|
| Elementary | Apollo Beach-HB |
| Middle     | Eisenhower-HB   |
| High       | Lennard-HB      |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 9                   |
| Zoning         | PD                  |
| HOA Fees       | 371                 |
| HOA Fees Freq. | Monthly             |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | DENNIS REALTY & INV. CORP. |
|----------------|----------------------------|

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Listing information last updated on October 20th, 2025 at 4:34am EDT