12 NICOTIANA COURT HOMOSASSA FL 34446

https://candiscarmichael.com

Virtually Staged. Welcome home to this well-maintained 3 bedroom, 2 bathroom pool home with an office/flex space in Oak Village at Sugarmill Woods. Offering 1,946 heated square feet, this inviting home features a spacious floor plan with high ceilings, abundant natural light, and tile throughout the main living areas. The living room is accented by […]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1946 sq ft

Courtesy of

Listing Office: LPT REALTY, LLC

Office ID: MFR261016803

Status: Active

MLS ID: MFRTB8539115

Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

Charles Rutenberg Realty, Inc
THE STANDARD OF EXCELLENCE

Description

Virtual Tour: https://www.propertypanorama.com/instaview/stellar/TB8539115

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 1946 sq ft

Year built: 1998

SubdivisionName: SUGARMILL WOODS OAK VILLAGE

GarageSpaces: 2

Date added: Added 4 minutes ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 12000 sq ft

View: Park/Greenbelt, Trees/Woods

ListOfficeName: LPT REALTY, LLC

ListAOR: mfrmls

Location Details

Township: 20S

Elementary School: Lecanto Primary School

High School: Lecanto High School

Road Surface Type: Asphalt, Paved

Middle Or Junior School: Lecanto Middle School

Property Features

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Interior Features: Built-in Features, Ceiling Fans(s), Crown Molding, Open Floorplan, Stone Counters, Walk-In Closet(s), Window Treatments

Appliances: Dryer, Microwave, Range, Refrigerator, Washer

Flooring: Carpet, Luxury Vinyl, Tile

Laundry Features: Laundry Room

Patio And Porch Features: Covered, Enclosed

Pool Private YN: Yes

Pool Features: Gunite, In Ground

Spa Features: In Ground

Garage YN: Yes

Attached Garage YN: Yes

Garage Spaces: 2

Pets Allowed: Cats OK, Dogs OK, Yes

Exterior Features: Rain Gutters

Roof: Other, Shingle

Architectural Style: Florida

Utilities: BB/HS Internet Available, Cable Available, Electricity Available, Sewer Available, Water Available

Vegetation: Trees/Landscaped, Wooded

View: Park/Greenbelt, Trees/Woods

Water Source: Public

Sewer: Public Sewer

Cooling: Central Air

Heating: Central

Furnished: Unfurnished

Lot Features: Conservation Area, Landscaped, Paved

Property Details

Subdivision Name: SUGARMILL WOODS OAK VILLAGE

Parcel Number: 18E-20S-13-0020-02140-0060

Levels: One

Direction Faces: North

Foundation Details: Slab

Construction Materials: Block, Stucco

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information

Association YN: Yes

Association Fee: 150

Association Fee Frequency: Annually

Fees&Taxes

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Tax Year: 2025

Tax Annual Amount: $4,539

Tax Other Annual Assessment Amount: 35

Tax Legal Description: SUGARMILL WOODS OAK VLG PB 10 PG 10 LOT 6 BLK 214

Tax Lot: 6

Rooms

Room type	Level
Primary Bedroom	First
Primary Bathroom	First
Bedroom 2	First
Bedroom 3	First
Bathroom 2	First
Dining Room	First
Kitchen	First
Laundry	First
Living Room	First

Amenities & Features

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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

Spa Features: In Ground

PoolFeatures: Gunite, In Ground

Features: Built-in Features, Ceiling Fans(s), Crown Molding, Open Floorplan, Stone Counters, Walk-In Closet(s), Window Treatments

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Rain Gutters

Utilities: BB/HS Internet Available, Cable Available, Electricity Available, Sewer Available, Water Available

Amenities: Dryer, Microwave, Range, Refrigerator, Washer

Building Details

ArchitecturalStyle: Florida

Heating: Central

Roof: Other, Shingle

NewConstructionYN: No

Exterior material: Block, Stucco

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Showing Requirements: Combination Lock Box, Lock Box Coded, ShowingTime

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