

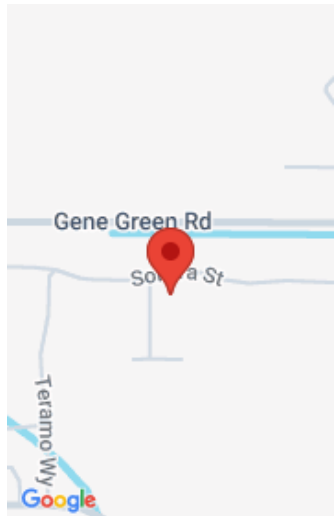
# 120 MOSCATA WAY NOKOMIS FL 34275

<https://candiscarmichael.com>



ZERO DAMAGE FROM EITHER HURRICANE!!! EXTREMELY MOTIVATED SELLER, BRING ALL OFFERS!!! Beautiful 2023 build in the highly desirable Toscana Isles The Brighton! This gorgeous 1543 sq ft Great room plan has tons of upgrades vs the other properties in this community!!! Built with a tile roof and features brick paver driveway and covered screened lanai. [...]

- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1544 sq ft



## Call us now

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Courtesy of

**Listing Office:** LPT REALTY

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRU8244939

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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/U8244939>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 4688 sq ft

**SubdivisionName:** TOSCANA ISLES PH 6 UN 2

**GarageSpaces:** 2

**Date added:** Added 6 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1544 sq ft

**Year built:** 2023

**ListOfficeName:** LPT REALTY

**ListAOR:** mfrmls

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## Location Details

**Township:** 38S

**Road Surface Type:** Asphalt

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## Property Features



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**Interior Features:** Ceiling Fans(s), Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)

**Flooring:** Carpet, Tile

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Other

**Utilities:** BB/HS Internet Available, Cable Available, Water Available

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Appliances:** Convection Oven, Dishwasher, Refrigerator

**Laundry Features:** Laundry Room

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Tile

**Water Source:** Public

**Cooling:** Central Air

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## Property Details

**Subdivision Name:** TOSCANA ISLES PH 6 UN 2 **Parcel Number:** 0366110737

**Levels:** One

**New Construction YN:** Yes

**Construction Materials:** Block, Stucco

**Property Condition:** Completed

**Direction Faces:** Southwest

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional, FHA, VA Loan

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Fee:** 205

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## Fees&Taxes

**Tax Year:** 2023

**Tax Other Annual Assessment Amount:** 1797

**Tax Lot:** 737

**Tax Annual Amount:** \$3,290

**Tax Legal Description:** LOT 737, TOSCANA ISLES UNIT 2 PHASE 6, PB 55 PG 336-346



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## Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	18x12	First	12	18
Primary Bathroom	14x12	First	12	14
Bedroom 1	14x12	First	12	14
Bathroom 1	14x14	First	14	14
Living Room	20x14	First	14	20
Kitchen	15x14	First	14	15

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**ExteriorFeatures:** Other

**Features:** Ceiling Fans(s), Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**Utilities:** BB/HS Internet Available, Cable Available, Water Available

**Amenities:** Convection Oven, Dishwasher, Refrigerator

## Building Details



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**NewConstructionYN:** Yes

**Exterior material:** Block, Stucco

**Heating:** Central, Electric

**Roof:** Tile

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Showing Requirements:** Appointment Only, ShowingTime



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