

# 120 MOSCATA WAY NOKOMIS FL 34275

<https://candiscarmichael.com>



Short Sale. LENDER APPROVED SHORT SALE!!! 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 [...]

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



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRTB8363561



### Call us now

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

---

## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8363561>

---

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

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

**Year built:** 2023

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

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

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

**GarageSpaces:** 2

---

## Location Details

**Township:** 38S

**Road Surface Type:** Asphalt

---

## Property Features



### Call us now

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Interior Features:** Walk-In Closet(s)

**Flooring:** Ceramic Tile

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Storage

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Convection Oven, Range Hood, Refrigerator, Water Filtration System

**Laundry Features:** Laundry Room

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Tile

**Water Source:** Public

**Cooling:** Central Air

---

## Property Details

**Subdivision Name:** TOSCANA ISLES PH 6 UN 2

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Assumable, Cash, Conventional, FHA, Owner Financing, VA Loan

**Parcel Number:** 0366110737

**Direction Faces:** Southwest

**Construction Materials:** Concrete

**Property Condition:** Completed

---

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Fee:** 247

---

## Fees&Taxes

**Tax Year:** 2024

**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



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

## 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
Bedroom 2	15x14	First	14	15

## Amenities & Features

**Waterfront available:** No **GarageYN:** Yes

**AttachedGarageYN:** Yes **FireplaceYN:** No

**PoolPrivateYN:** No **Cooling:** Central Air

**ExteriorFeatures:** Storage **Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected

**Features:** Walk-In Closet(s) **Amenities:** Convection Oven, Range Hood, Refrigerator, Water Filtration System

## Building Details



### Call us now

Phone: 727-888-3292

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



**NewConstructionYN:** No

**Exterior material:** Concrete

**Heating:** Central

**Roof:** Tile

---

## Miscellaneous

**Ownership:** Fee Simple

**Showing Requirements:** ShowingTime

**Occupant Type:** Owner



### Call us now

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE