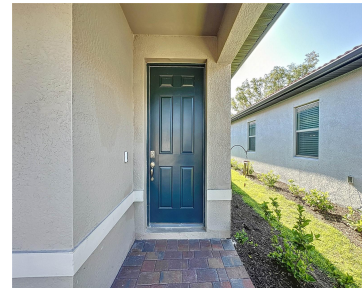


120 MOSCATA WAY NOKOMIS FL 34275

<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



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



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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 2 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



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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



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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
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



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NewConstructionYN: No

Exterior material: Concrete

Heating: Central

Roof: Tile

Miscellaneous

Ownership: Fee Simple

Showing Requirements: ShowingTime

Occupant Type: Owner



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