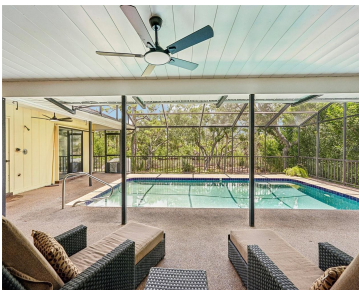


1305 SORRENTO WOODS BOULEVARD NOKOMIS FL 34275
https://candiscarmichael.com



Virtually Staged. RIVER VIEWS! A rare waterfront find in Nokomis, this solid poured-concrete home sits on an elevated foundation with spacious rooms and classic craftsmanship that would easily cost over a million in Lakewood Ranch. Nestled on a sprawling lot in a timeless neighborhood with fantastic neighbors, the tranquil setting features serene creek views framed [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2300 sq ft



Courtesy of

Listing Office: REDFIN CORPORATION

Status: Active

Office ID: MFR780118

MLS ID: MFRA4700285



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Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Description

Virtual Tour:

<https://www.zillow.com/view-imx/51f3a171-ac0c-4a95-998a-f89da48716df?wl=true&setAttribution=mls&initialViewType=pano>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 2300 sq ft

Year built: 1988

SubdivisionName: SORRENTO WOODS

GarageSpaces: 2

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 26281 sq ft

View: Pool, Trees/Woods, Water

ListOfficeName: REDFIN CORPORATION

ListAOR: mfrmls

Location Details

Township: 38S

Elementary School: Laurel Nokomis Elementary

High School: Venice Senior High

Road Surface Type: Paved

Middle Or Junior School: Venice Area Middle

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Thermostat, Walk-In Closet(s)

Flooring: Carpet, Laminate, Tile

Patio And Porch Features: Covered, Front Porch, Rear Porch, Screened

Pool Features: In Ground, Outside Bath Access, Screen Enclosure

Waterfront Features: River Front

Fireplace Features: Living Room

Garage YN: Yes

Garage Spaces: 2

Exterior Features: French Doors, Lighting, Outdoor Shower, Private Entrance, Private Mailbox, Private Yard, Rain Gutters, Sidewalk, Sliding Doors

Security Features: Secured Garage/Parking

Utilities: Electricity Connected, Public, Sewer Connected, Water Connected

View: Pool, Trees/Woods, Water

Sewer: Public Sewer

Heating: Electric

Lot Features: Landscaped, Street Dead-End, Paved

Appliances: Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Refrigerator

Laundry Features: Inside, Laundry Room

Pool Private YN: Yes

Waterfront YN: Yes

Fireplace YN: Yes

Parking Features: Covered, Driveway, Parking Pad

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Window Features: Blinds

Vegetation: Mature Landscaping, Trees/Landscaped

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: SORRENTO WOODS

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 0380040003

Direction Faces: Southwest

Construction Materials: Block, Stucco

Association Information



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Association YN: Yes

Association Fee Frequency: Annually

Community Features: Deed Restrictions

Association Fee: 450

Association Fee Includes: Common Area Taxes

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$6,305

Tax Legal Description: LOT 34 BLK A SORRENTO WOODS
UNIT 3

Tax Lot: 34

Rooms

Room type	Level
Kitchen	First
Living Room	First
Primary Bedroom	First

Amenities & Features

Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: Yes

Security Features: Secured Garage/Parking

WindowFeatures: Blinds

PoolFeatures: In Ground, Outside Bath Access, Screen Enclosure

Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Thermostat, Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air

CommunityFeatures: Deed Restrictions

ExteriorFeatures: French Doors, Lighting, Outdoor Shower, Private Entrance, Private Mailbox, Private Yard, Rain Gutters, Sidewalk, Sliding Doors

Utilities: Electricity Connected, Public, Sewer Connected, Water Connected

Amenities: Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Refrigerator

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Covered, Driveway, Parking Pad

Heating: Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Private Entrance, Private Yard

Occupant Type: Vacant

Showing Requirements: ShowingTime



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