

14545 EAGLE BRANCH DRIVE NOKOMIS FL 34275

<https://candiscarmichael.com>



Welcome to the epitome of resort-style living in the exclusive gated community of Talon Preserve on Palmer Ranch. This exquisite home, built in 2021, offers a perfect blend of luxury, comfort, and modern convenience, ensuring every day feels like a vacation. From the moment you arrive, the lush landscaping, Mediterranean tile roof, and elegant entryway [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2486 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRA4681724



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



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Description

Virtual Tour: <https://tours.vtourhomes.com/14545eaglebranchdrnokomisfl?b=0>

Basics

Bathrooms Full: 3

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 2486 sq ft

Year built: 2021

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 1 floor

Lot size, sq ft: 8606 sq ft

SubdivisionName: TALON PRESERVE PH

GarageSpaces: 3

Location Details

Township: 38S

Road Surface Type: Asphalt

Elementary School: Laurel Nokomis Elementary **Middle Or Junior School:** Sarasota Middle

High School: Venice Senior High

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

Flooring: Carpet, Luxury Vinyl

Patio And Porch Features: Covered, Front Porch

Pool Features: Child Safety Fence, Heated, In Ground, Salt Water

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Tile

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

Laundry Features: Inside, Laundry Room

Pool Private YN: Yes

Garage YN: Yes

Garage Spaces: 3

Exterior Features: Shade Shutter(s), Sidewalk, Sliding Doors

Utilities: Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Sprinkler Recycled, Underground Utilities

Sewer: Public Sewer

Heating: Central

Property Details

Subdivision Name: TALON PRESERVE PH

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional

Parcel Number: 0357070409

Direction Faces: East

Construction Materials: Block

Association Information



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Association YN: Yes

Association Fee Frequency: Monthly

Association Fee: 415

Association Fee Includes: Guard - 24 Hour, Common Area Taxes, Pool, Escrow Reserves Fund, Maintenance Grounds, Management, Private Road, Recreational Facilities, Security

Community Features: Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Irrigation-Reclaimed Water, Playground, Pool, Restaurant, Tennis Court(s)

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$8,210

Tax Legal Description: LOT 409, TALON PRESERVE PHASES 1A, 1B & 1C, PB 54 PG 200-215

Tax Lot: 409

Rooms

Room type	Dimensions	Level	Length	Width
Great Room	24x15	First	15	24
Primary Bedroom	16x15	First	15	16
Bedroom 2	12x12	First	12	12
Bedroom 3	10x11	First	11	10
Kitchen	20x12	First	12	20



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Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

CommunityFeatures: Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Irrigation-Reclaimed Water, Playground, Pool, Restaurant, Tennis Court(s)

PoolFeatures: Child Safety Fence, Heated, In Ground, Salt Water

Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Shade Shutter(s), Sidewalk, Sliding Doors

Utilities: Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Sprinkler Recycled, Underground Utilities

Amenities: Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

Building Details

NewConstructionYN: No

Exterior material: Block

Heating: Central

Roof: Tile

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Owner

Showing Requirements: Supra Lock Box, Appointment Only, ShowingTime



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