

# 14562 RIVER BIRCH COURT NOKOMIS FL 34275

<https://candiscarmichael.com>



**\$1,322,940**

Sale entered for MLS Sold data purposes.

- 4 beds
- 4 baths
- Residential
- Single Family Residence
- Closed
- 3492 sq ft



## Courtesy of

**Listing Office:** STELLAR NON-MEMBER OFFICE

**Status:** Closed

**Office ID:** MFR55055

**MLS ID:** MFRJ1001296



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Phone: 727-888-3292

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



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## Basics

**Bathrooms Full:** 4

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 9906 sq ft

**SubdivisionName:** TALON PRESERVE ON PALMER RANCH

**GarageSpaces:** 3

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 4 baths

**Area, sq ft:** 3492 sq ft

**Year built:** 2026

**ListOfficeName:** STELLAR NON-MEMBER OFFICE

**ListAOR:** mfrmls

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## Location Details

**Township:** 38S

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## Property Features

**Appliances:** Bar Fridge, Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Gas Water Heater, Microwave, Range, Range Hood, Refrigerator, Tankless Water Heater, Washer

**Pool Private YN:** Yes

**Spa Features:** Heated, In Ground

**Attached Garage YN:** Yes

**Exterior Features:** Lighting, Rain Gutters, Sidewalk, Sliding Doors

**Utilities:** BB/HS Internet Available, Electricity Connected, Fire Hydrant, Natural Gas Connected, Public, Sewer Connected, Underground Utilities

**Sewer:** Public Sewer

**Heating:** Central, Electric, Natural Gas

**Laundry Features:** Electric Dryer Hookup, Inside, Laundry Room, Washer Hookup

**Pool Features:** Child Safety Fence, Gunite, Heated, In Ground

**Garage YN:** Yes

**Garage Spaces:** 3

**Roof:** Tile

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished



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## Property Details

**Subdivision Name:** TALON PRESERVE ON PALMER RANCH

**Levels:** Two

**Foundation Details:** Slab

**Property Condition:** Completed

**Parcel Number:** 0358060391

**New Construction YN:** Yes

**Construction Materials:** Block, Stucco

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Quarterly

**Association Fee:** 1237.18

**Community Features:** Street Lights

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$3,895

**Tax Legal Description:** LOT 391, TALON PRESERVE PHASE 3A, PB 58 PG 248-251

**Tax Lot:** 391

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## Rooms



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Room type	Level
Kitchen	First
Living Room	First
Dining Room	First
Primary Bedroom	First

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**Spa Features:** Heated, In Ground

**ExteriorFeatures:** Lighting, Rain Gutters, Sidewalk, Sliding Doors

**Utilities:** BB/HS Internet Available, Electricity Connected, Fire Hydrant, Natural Gas Connected, Public, Sewer Connected, Underground Utilities

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Street Lights

**PoolFeatures:** Child Safety Fence, Gunite, Heated, In Ground

**Amenities:** Bar Fridge, Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Gas Water Heater, Microwave, Range, Range Hood, Refrigerator, Tankless Water Heater, Washer

## Building Details

**NewConstructionYN:** Yes

**Heating:** Central, Electric, Natural Gas

**Exterior material:** Block, Stucco **Roof:** Tile

## Miscellaneous



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**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment



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