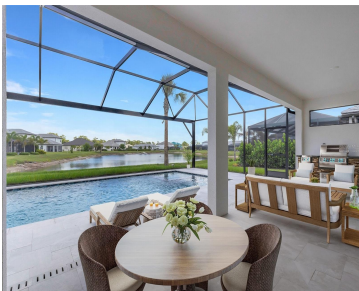


1669 LUGANO CIRCLE NOKOMIS FL 34275

https://candiscarmichael.com



\$1,175,000



Virtually Staged. REDUCED! RARE NEVER LIVED IN! Be the FIRST TO SWIM IN 2026 BUILT NEW POOL! This is your own amenity luxury living! Minutes to Nokomis Beach, historic downtown Venice, and Sarasota Memorial Hospital. Built in 2025, this pristine 2-story Juniper model by M/I Homes features 5 beds, 4 baths, a bonus loft, flexible [...]

- 5 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 3759 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRN6145290

Description



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Email: RealtorCandis@gmail.com



Basics

Bathrooms Full: 4

Category: Single Family Residence

Bedrooms: 5 beds

Half baths: 0 half baths

Area, sq ft: 3759 sq ft

Year built: 2025

SubdivisionName: CASSATA LAKES

GarageSpaces: 3

Date added: Added 1 day ago

Type: Residential

Bathrooms: 4 baths

Floors: 2 floors

Lot size, sq ft: 9800 sq ft

View: Water

ListOfficeName: LPT REALTY, LLC

ListAOR: mfrmls

Location Details

Road Surface Type: Asphalt

Middle Or Junior School: Venice Area
Middle

Elementary School: Laurel Nokomis Elementary

High School: Venice Senior High

Property Features



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Interior Features: Crown Molding, Eat-in Kitchen, High Ceilings, In Wall Pest System, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Smart Home, Split Bedroom, Stone Counters, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

Flooring: Tile

Patio And Porch Features: Screened

Pool Features: Heated, In Ground, Other

Spa Features: Other

Attached Garage YN: Yes

Pets Allowed: Number Limit, Yes

Roof: Other

Architectural Style: Florida, Other

Vegetation: Trees/Landscaped

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Built-In Oven, Cooktop, Dishwasher, Microwave, Range Hood

Laundry Features: Inside, Laundry Room

Pool Private YN: Yes

Spa YN: Yes

Garage YN: Yes

Garage Spaces: 3

Exterior Features: Rain Gutters

Window Features: Blinds, Storm Window(s)

Utilities: Electricity Connected, Sewer Connected, Underground Utilities, Water Connected

View: Water

Sewer: Public Sewer

Heating: Electric

Lot Features: In County, Key Lot, Landscaped, Oversized Lot, Sidewalk, Paved, Private

Property Details

Subdivision Name: CASSATA LAKES

Levels: Two

Foundation Details: Other

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 0380030090

Direction Faces: Southwest

Construction Materials: Block, Frame

Association Information



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Association YN: Yes

Association Fee Frequency: Quarterly

Association Amenities: Gated

Association Fee: 342

Association Fee Includes: Maintenance Grounds, Maintenance, Management, Other

Community Features: Deed Restrictions, Gated Community - No Guard, Irrigation-Reclaimed Water

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$2,402

Tax Legal Description: LOT 90, CASSATA LAKES PHASE 1, PB 56 PG 493-499

Tax Lot: 90

Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	19x15	First	15	19
Kitchen	12x16	First	16	12
Primary Bedroom	18x15	First	15	18
Bedroom 2	16x13	Second	13	16
Bedroom 3	11x12	Second	12	11
Dining Room	30x15	First	15	30
Bedroom 4	12x14	Second	14	12
Family Room	40x16	Second	16	40
Balcony/Porch/Lanai	29x10	First	10	29
Bedroom 5	12x13	First	13	12

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

Spa Features: Other

WindowFeatures: Blinds, Storm Window(s)

PoolFeatures: Heated, In Ground, Other

Features: Crown Molding, Eat-in Kitchen, High Ceilings, In Wall Pest System, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Smart Home, Split Bedroom, Stone Counters, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Deed Restrictions, Gated Community - No Guard, Irrigation-Reclaimed Water

ExteriorFeatures: Rain Gutters

Utilities: Electricity Connected, Sewer Connected, Underground Utilities, Water Connected

Amenities: Built-In Oven, Cooktop, Dishwasher, Microwave, Range Hood

Building Details

ArchitecturalStyle: Florida, Other

Heating: Electric

Roof: Other

NewConstructionYN: No

Exterior material: Block, Frame

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Showing Requirements: Lockbox, ShowingTime



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