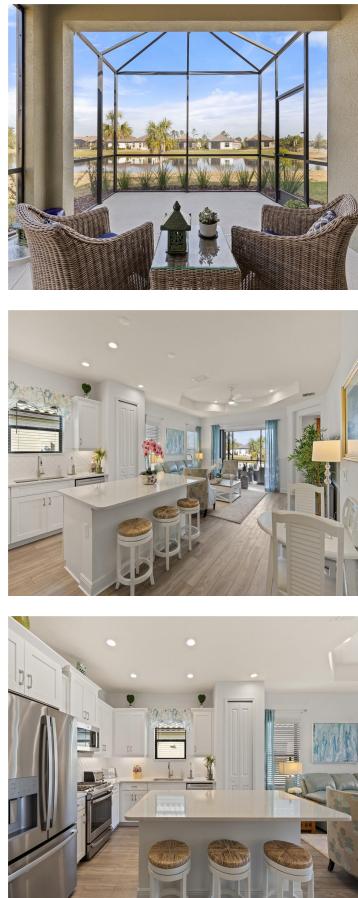


# 205 TRACINO TERRACE NOKOMIS FL 34275

<https://candiscarmichael.com>



Exquisite Lakefront Villa with Hurricane Impact Windows & Doors along with many Designer Upgrades. This is the home you've been looking for!

Experience refined living in this beautifully upgraded 2024-built Crystal Sand villa, perfectly positioned on a peaceful lake in the sought-after Vicenza community of Venice, FL. This 2-bedroom, 2-bath home with a den/flex room

[...]

- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 1433 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Office ID:** MFR261010944

**Status:** Active

**MLS ID:** MFRN6141443



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/N6141443>

## Basics

**Bathrooms Full:** 2

**Category:** Villa

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 5070 sq ft

**View:** Water

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1433 sq ft

**Year built:** 2024

**SubdivisionName:** VICENZA PH 1

**GarageSpaces:** 2

## Location Details

**Township:** 38

**Road Responsibility:** Private Maintained Road

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

**Road Surface Type:** Paved

**Elementary School:** Laurel Nokomis  
Elementary

**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, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

**Flooring:** Luxury Vinyl

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

**Waterfront Features:** Lake Front

**Garage YN:** Yes

**Garage Spaces:** 2

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

**Security Features:** Fire Alarm, Smoke Detector(s)

**Utilities:** Cable Connected, Electricity Connected, Natural Gas Connected, Public, Sewer Connected, Underground Utilities, Water Connected

**View:** Water

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Lot Features:** City Limits, Landscaped, Private

**Appliances:** Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range, Refrigerator

**Laundry Features:** Inside, Laundry Closet

**Waterfront YN:** Yes

**Parking Features:** Driveway, Garage Door Opener

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK

**Roof:** Tile

**Window Features:** Blinds, Storm Window(s)

**Vegetation:** Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Negotiable

## Property Details

**Subdivision Name:** VICENZA PH 1

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional, FHA, VA Loan

**Parcel Number:** 0391090226

**Direction Faces:** South

**Construction Materials:** Block, Stucco

## Association Information



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**Association Fee Includes:** Common Area Taxes, Pool, Maintenance Structure, Maintenance Grounds, Private Road

**Association Amenities:** Clubhouse, Gated, Pickleball Court(s)

**Community Features:** Association Recreation - Owned, Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Gated Community - No Guard, Pool, Sidewalks

## Fees & Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$3,422

**Tax Legal Description:** LOT 226, VICENZA PHASE 1, PB 53 PG 239-264

**Tax Lot:** 226

## Rooms

Room type	Level
Kitchen	First
Living Room	First
Den	First
Primary Bedroom	First
Bedroom 2	First

## Amenities & Features



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**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Fire Alarm, Smoke Detector(s)

**WindowFeatures:** Blinds, Storm Window(s)

**Utilities:** Cable Connected, Electricity Connected, Natural Gas Connected, Public, Sewer Connected, Underground Utilities, Water Connected

**Amenities:** Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range, Refrigerator

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Association Recreation - Owned, Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Gated Community - No Guard, Pool, Sidewalks

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

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

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Driveway, Garage Door Opener

**Heating:** Central, Electric

**Roof:** Tile

## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

**Showing Requirements:** ShowingTime



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