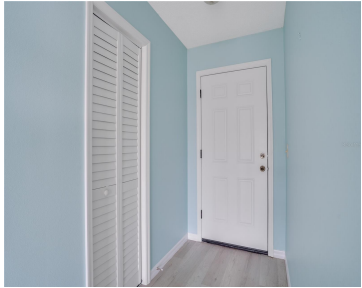


216 FAIR WINDS DRIVE NOKOMIS FL 34275

<https://candiscarmichael.com>



\$315,000



Just ½ mile from the powder-soft sands of Nokomis Beach, this impeccably maintained villa is offered for sale for the very first time. Fully renovated from top to bottom, the home showcases timeless neutral finishes, generously sized bedrooms, a light-filled kitchen, and a seamless open-concept layout designed for effortless coastal living and entertaining. A rare [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 1116 sq ft



Courtesy of

Listing Office: REALTY EXPERTS

Status: Active

Office ID: MFR260031755

MLS ID: MFRTB8483450



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Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8483450>

Basics

Unit Number: 216

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 293375 sq ft

UnitNumber: 216

ListOfficeName: REALTY EXPERTS

Bathrooms Full: 2

Category: Condominium

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 1116 sq ft

Year built: 1970

SubdivisionName: FAIRWINDS VILLAGE 1

ListAOR: mfrmls

Location Details

Township: 38S

Road Surface Type: Paved

Property Features

Interior Features: Ceiling Fans(s)

Flooring: Laminate

Carport YN: Yes

Pets Allowed: Yes

Roof: Metal

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: None

Laundry Features: Other

Carport Spaces: 1

Exterior Features: Courtyard

Utilities: Public

Sewer: Public Sewer

Heating: Central



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Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Property Details

Subdivision Name: FAIRWINDS VILLAGE 1

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional

Parcel Number: 0171111026

Direction Faces: East

Construction Materials: Block

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Community Features: Deed Restrictions,
Pool

Association Fee: 1000

Association Fee Includes: Pool, Escrow
Reserves Fund, Maintenance Structure,
Maintenance Grounds

Fees&Taxes

Tax Year: 2025

Tax Legal Description: UNIT 216 FAIR WINDS VILLAGE

Tax Annual Amount: \$1,205

Rooms



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Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Room type	Dimensions	Level	Length	Width
Living Room	8x16	First	16	8
Great Room	16x12	First	12	16
Primary Bedroom	12x14	First	14	12
Kitchen	6x13	First	13	6

Amenities & Features

Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: No

CommunityFeatures: Deed Restrictions, Pool

Utilities: Public

Amenities: None

GarageYN: No

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Courtyard

Features: Ceiling Fans(s)

Building Details

NewConstructionYN: No

Exterior material: Block

Heating: Central

Roof: Metal

Miscellaneous

Ownership: Condominium

Occupant Type:
Vacant

Showing Requirements: 24 Hour Notice, Appointment Only, Call Listing Agent



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