

# 233 ALTAMURA CIRCLE NOKOMIS FL 34275

<https://candiscarmichael.com>



\$439,900



Welcome to effortless Florida living in this beautifully upgraded FULLY FURNISHED 2-bedroom, 2-bath villa with a dedicated office/den and tranquil water views. Designed for comfort and style, this residence combines low-maintenance living with thoughtful enhancements that elevate every space with a LOW HOA and in an X Zone (NO FLOOD INSURANCE REQUIRED). Step inside to [...]

- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 1530 sq ft



## Courtesy of

**Listing Office:** BHHS FLORIDA PROPERTIES GROUP

**Status:** Active

**Office ID:** MFR260017433

**MLS ID:** MFRTB8479786



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Phone: 727-888-3292  
Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8479786>

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## Basics

**Bathrooms Full:** 2

**Category:** Villa

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1530 sq ft

**Year built:** 2024

**SubdivisionName:** VICENZA PH 2

**GarageSpaces:** 2

**Date added:** Added 13 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 4512 sq ft

**View:** Water

**ListOfficeName:** BHHS FLORIDA PROPERTIES GROUP

**ListAOR:** mfrmls

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## Location Details

**Township:** 38S

**Elementary School:** Laurel Nokomis Elementary

**High School:** Venice Senior High

**Road Surface Type:** Asphalt

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

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## Property Features



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

**Flooring:** Vinyl

**Garage YN:** Yes

**Garage Spaces:** 2

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

**Architectural Style:** Mediterranean

**View:** Water

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Appliances:** Dishwasher, Dryer, Gas Water Heater, Microwave, Refrigerator, Washer

**Laundry Features:** Inside, Laundry Room

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Tile

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Natural Gas Connected, Public, Sewer Connected, Sprinkler Recycled, Water Connected

**Water Source:** Canal/Lake For Irrigation, Public

**Cooling:** Central Air

**Furnished:** Turnkey

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## Property Details

**Subdivision Name:** VICENZA PH 2

**Levels:** One

**Builder Name:** Neal Communities

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional

**Parcel Number:** 0393050455

**Direction Faces:** South

**Builder Model:** Tidewater2

**Construction Materials:** Block, Stucco

**Property Condition:** Completed

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Quarterly

**Association Fee:** 661.91

**Association Fee Includes:** Pool, Maintenance Grounds, Management

**Community Features:** Community Mailbox, Deed Restrictions, Golf Carts OK, Irrigation-Reclaimed Water, No Truck/RV/Motorcycle Parking, Pool, Sidewalks



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## Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$4,507

Tax Legal Description: LOT 455, VICENZA PHASE 2, PB 55 PG 264-276

Tax Lot: 455

## Green Building Info

Green Water Conservation: Irrig. System-Rainwater from Ponds

## Rooms

| Room type       | Dimensions | Level | Length | Width |
|-----------------|------------|-------|--------|-------|
| Great Room      | 16x17      | First | 17     | 16    |
| Kitchen         | 11x12      | First | 12     | 11    |
| Bedroom 2       | 11x10      | First | 10     | 11    |
| Primary Bedroom | 14x13      | First | 13     | 14    |
| Den             | 11x10      | First | 10     | 11    |

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Community Mailbox, Deed Restrictions, Golf Carts OK, Irrigation-Reclaimed Water, No Truck/RV/Motorcycle Parking, Pool, Sidewalks

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Natural Gas Connected, Public, Sewer Connected, Sprinkler Recycled, Water Connected

**Amenities:** Dishwasher, Dryer, Gas Water Heater, Microwave, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

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

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

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## Building Details

**ArchitecturalStyle:** Mediterranean

**Heating:** Central, Electric

**Roof:** Tile

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Vacant

**Showing Requirements:** Supra Lock Box, Go Direct, See Remarks, ShowingTime



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