

312 WINFIELD WAY NOKOMIS FL 34275

https://candiscarmichael.com



Virtually Staged. Tucked away in the hidden waterfront community of Channel Acres, this canal-front pool home captures the kind of Old Florida lifestyle that buyers spend years searching for with boating, beach days, tropical privacy, and laid-back coastal living just minutes from Nokomis Beach and the Intracoastal Waterway. Set on an oversized canal-front lot with [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1746 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRA4694207



Call us now

Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Description

Virtual Tour:

https://drive.google.com/file/d/1-Q8_-sfypGYqPn3lClv-ONVrg7ZqXfch/view?usp=sharing

Basics

Bathrooms Full: 1

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 11360 sq ft

View: Garden, Water

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Bathrooms Half: 1

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 1 half bath

Area, sq ft: 1746 sq ft

Year built: 1960

SubdivisionName: CHANNEL ACRES

GarageSpaces: 1

Location Details

Township: 38S

Elementary School: Laurel Nokomis Elementary

High School: Venice Senior High

Road Surface Type: Concrete

Middle Or Junior School: Laurel Nokomis Middle

Property Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Interior Features: Thermostat

Flooring: Ceramic Tile

Pool Private YN: Yes

Spa Features: In Ground

Waterfront Features: Canal - Saltwater

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK

Roof: Shingle

Utilities: Cable Available, Electricity Connected, Phone Available

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Cooktop, Refrigerator

Laundry Features: Laundry Room

Pool Features: Gunite, In Ground, Screen Enclosure

Waterfront YN: Yes

Garage YN: Yes

Garage Spaces: 1

Exterior Features: Garden, Sliding Doors, Storage

Architectural Style: Ranch

View: Garden, Water

Sewer: Public Sewer

Heating: Central, Heat Pump

Lot Features: Flood Insurance Required

Property Details

Subdivision Name: CHANNEL ACRES

Levels: One

Foundation Details: Slab

Parcel Number: 0171040046

Direction Faces: West

Construction Materials: Block

Fees&Taxes

Tax Year: 2025

Tax Legal Description: LOT 28 CHANNEL ACRES

Tax Annual Amount: \$5,120

Tax Lot: 28

Rooms



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Room type	Dimensions	Level	Length	Width
Family Room	21.5x12.11	First	12.11	21.5
Kitchen	13.9x6.6	First	6.6	13.9
Primary Bedroom	11.6x16.8	First	16.8	11.6
Dining Room	11.6x12.1	First	12.1	11.6
Living Room	11.2x15.1	First	15.1	11.2

Amenities & Features

Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: Yes

Spa Features: In Ground

PoolFeatures: Gunite, In Ground, Screen Enclosure

Features: Thermostat

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Garden, Sliding Doors, Storage

Utilities: Cable Available, Electricity Connected, Phone Available

Amenities: Cooktop, Refrigerator

Building Details

ArchitecturalStyle: Ranch

Heating: Central, Heat Pump

Roof: Shingle

NewConstructionYN: No

Exterior material: Block



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Other Structures: Outhouse, Storage

Showing Requirements: Supra Lock Box,
ShowingTime



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE