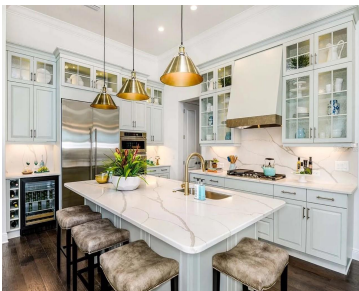


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https://candiscarmichael.com



Under Construction. WHERE LUXURY MEETS EVERYDAY LIVING. Discover the Positano, an exceptional new residence in the gated community of Aria, thoughtfully designed for effortless Florida living. Offering 3 BEDROOMS, 3.5 BATHS, a PRIVATE DEN, and a 3-CAR GARAGE, this home combines elegant design, quality craftsmanship, and an open layout that lives as beautifully as it [...]

- 3 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 2561 sq ft



Courtesy of

Listing Office: CHARLES RUTENBERG REALTY INC

Status: Active

Office ID: MFR260000779

MLS ID: MFRTB8531198



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Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8531198>

Basics

Bathrooms Full: 3

Bathrooms Half: 1

Date added: Added 2 hours ago

Category: Single Family Residence

Type: Residential

Bedrooms: 3 beds

Bathrooms: 4 baths

Half baths: 1 half bath

Floors: 1 floor

Area, sq ft: 2561 sq ft

Lot size, sq ft: 9386 sq ft

Year built: 2026

SubdivisionName: ARIA PHASE III

ListOfficeName: CHARLES RUTENBERG REALTY INC

GarageSpaces: 3

ListAOR: mfrmls

Location Details

Township: 38

Road Surface Type: Asphalt

Elementary School: Laurel Nokomis Elementary

Middle Or Junior School: Laurel Nokomis Middle

High School: Venice Senior High

Property Features



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Interior Features: Crown Molding, Open Floorplan, Primary Bedroom Main Floor, Smart Home, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s)

Flooring: Carpet, Ceramic Tile, Hardwood

Patio And Porch Features: Covered, Enclosed, Rear Porch, Screened

Pool Features: Child Safety Fence, Gunitite, Heated, Lighting, Salt Water, Screen Enclosure, Tile

Spa Features: Heated

Garage YN: Yes

Garage Spaces: 3

Exterior Features: Lighting, Rain Gutters, Sliding Doors

Security Features: Gated Community, Security System, Smoke Detector(s)

Architectural Style: Mediterranean

Vegetation: Trees/Landscaped

Sewer: Public Sewer

Heating: Central, Heat Pump

Lot Features: FloodZone, Landscaped, Paved, Private

Appliances: Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range Hood, Refrigerator, Washer

Laundry Features: Gas Dryer Hookup, Inside, Laundry Room, Washer Hookup

Pool Private YN: Yes

Spa YN: Yes

Parking Features: Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Concrete, Tile

Window Features: Double Pane Windows, Low-Emissivity Windows, Storm Window(s)

Utilities: Electricity Connected, Fiber Optics, Natural Gas Connected, Sewer Connected, Water Connected

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: ARIA PHASE III

Levels: One

New Construction YN: Yes

Builder Model: Positano

Construction Materials: Block, Stucco

Property Condition: Under Construction

Parcel Number: 0390160013

Direction Faces: South

Builder Name: Neal Signature Homes

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan



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Association Information

Association YN: Yes

Association Fee: 1613

Association Fee Frequency: Quarterly

Association Fee Includes: Pool, Maintenance Grounds, Management, Recreational Facilities

Association Amenities: Clubhouse, Fence Restrictions, Fitness Center, Gated, Pool, Spa/Hot Tub

Community Features: Deed Restrictions, Fitness Center, Pool, Sidewalks

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$2,056

Tax Legal Description: LOT 13, ARIA PHASE III, PB 55 PG 359-366

Tax Lot: 13

Green Building Info

Green Energy Efficient: Insulation, Thermostat, Windows

Rooms



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Room type	Dimensions	Level	Length	Width
Great Room	18x16	First	16	18
Kitchen	12x18	First	18	12
Primary Bedroom	15x17	First	17	15
Bedroom 2	11x13	First	13	11
Office	13x11	First	11	13
Bedroom 3	13x12	First	12	13

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

Spa Features: Heated

CommunityFeatures: Deed Restrictions, Fitness Center, Pool, Sidewalks

ExteriorFeatures: Lighting, Rain Gutters, Sliding Doors

Utilities: Electricity Connected, Fiber Optics, Natural Gas Connected, Sewer Connected, Water Connected

Amenities: Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range Hood, Refrigerator, Washer

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

Security Features: Gated Community, Security System, Smoke Detector(s)

WindowFeatures: Double Pane Windows, Low-Emissivity Windows, Storm Window(s)

PoolFeatures: Child Safety Fence, Gunite, Heated, Lighting, Salt Water, Screen Enclosure, Tile

Features: Crown Molding, Open Floorplan, Primary Bedroom Main Floor, Smart Home, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s)



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Building Details

ArchitecturalStyle: Mediterranean

Heating: Central, Heat Pump

Roof: Concrete, Tile

NewConstructionYN: Yes

Exterior material: Block, Stucco

Parking: Garage Door Opener

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Showing Requirements: See Remarks, ShowingTime

Home Warranty YN: Yes

Other Equipment: Irrigation Equipment



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