

# 449 BOTTICELLI DRIVE NOKOMIS FL 34275

<https://candiscarmichael.com>



**\$239,000**



Long lake view from this free standing villa. HOA is \$ 490.00 = maintenance-free which includes the Roof, outside building painting and maintenance, and Lawn care. Private lake fed, irrigation system. Comes with an additional parking space right outside the front door. This villa is being sold mostly furnished, and is ready to rent. [...]

- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 1232 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRA4667643



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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/A4667643>

## Basics

**Unit Number:** 449

**Date added:** Added 1 day ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 2064 sq ft

**UnitNumber:** 449

**SubdivisionName:** SORRENTO VILLAS 4

**GarageSpaces:** 1

**Bathrooms Full:** 2

**Category:** Villa

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1232 sq ft

**Year built:** 1976

**View:** Water

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

## Location Details

**Township:** 38S

**Elementary School:** Laurel Nokomis Elementary

**Road Surface Type:** Paved

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

**High School:** Venice Senior High

## Property Features



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**Interior Features:** Living Room/Dining Room Combo, Split Bedroom, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Tile

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

**Garage YN:** Yes

**Garage Spaces:** 1

**Exterior Features:** Private Mailbox, Sliding Doors, Storage

**Window Features:** Shades, Window Treatments

**Vegetation:** Mature Landscaping

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Furnished

**Appliances:** Dryer, Electric Water Heater, Range, Refrigerator, Washer, Whole House R.O. System

**Laundry Features:** Electric Dryer Hookup, Laundry Room, Washer Hookup

**Parking Features:** Assigned, Garage Door Opener, Garage Faces Side, Ground Level, Guest, Oversized, Workshop in Garage

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Tile

**Utilities:** Cable Connected, Phone Available, Sewer Connected, Water Connected

**View:** Water

**Sewer:** Public Sewer

**Heating:** Electric

## Property Details

**Subdivision Name:** SORRENTO VILLAS 4

**Levels:** One

**Foundation Details:** Block

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

**Parcel Number:** 0160161049

**Direction Faces:** East

**Construction Materials:** Concrete

**Property Condition:** Completed

## Association Information

**Association YN:** Yes

**Association Fee:** 490

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Maintenance Structure, Maintenance Grounds

**Community Features:** Deed Restrictions



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## Fees&Taxes

**Tax Year:** 2023

**Tax Annual Amount:** \$1,055

**Tax Legal Description:** UNIT 449 SORRENTO VILLAS SEC 4

**Tax Lot:** 449

## Rooms

Room type	Dimensions	Level	Length	Width
Living Room	14x20	First	20	14
Kitchen	10x10	First	10	10
Primary Bedroom	12x20	First	20	12

## Amenities & Features

**Waterfront available:** No

**GarageYN:** Yes

**AttachedGarageYN:** Yes

**FireplaceYN:** No

**PoolPrivateYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Deed Restrictions

**WindowFeatures:** Shades, Window Treatments

**ExteriorFeatures:** Private Mailbox, Sliding Doors, Storage

**Utilities:** Cable Connected, Phone Available, Sewer Connected, Water Connected

**Features:** Living Room/Dining Room Combo, Split Bedroom, Walk-In Closet(s), Window Treatments

**Amenities:** Dryer, Electric Water Heater, Range, Refrigerator, Washer, Whole House R.O. System

## Building Details



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**NewConstructionYN:** No

**Heating:** Electric

**Exterior material:** Concrete

**Roof:** Tile

**Parking:** Assigned, Garage Door Opener, Garage Faces Side, Ground Level, Guest, Oversized, Workshop in Garage

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Other Equipment:** Irrigation Equipment

**Showing Requirements:** Call Before Showing



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