

# 449 BOTTICELLI DRIVE NOKOMIS FL 34275

<https://candiscarmichael.com>



Enjoy long lake views from this free-standing villa, offering privacy with no neighbors above, below, or attached. This home features 2 bedrooms, 2 bathrooms, a 1-car garage, and an extra parking space right by the front door. The \$535/month HOA covers roof, lawn care, exterior maintenance, and outside painting, making this a truly maintenance-free property. [...]

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



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRA4683043



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Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/A4683043>

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## Basics

**Unit Number:** 449

**Date added:** Added 2 days ago

**Type:** Residential

**Bathrooms:** 2 baths

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

**Year built:** 1976

**SubdivisionName:** SORRENTO VILLAS 4

**GarageSpaces:** 1

**Bathrooms Full:** 2

**Category:** Villa

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 640528 sq ft

**UnitNumber:** 449

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 38

**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:** Living Room/Dining Room Combo, Split Bedroom, Window Treatments

**Flooring:** Carpet, Tile

**Waterfront YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 1

**Exterior Features:** Private Entrance, Private Mailbox, Private Yard

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

**Sewer:** Public Sewer

**Heating:** Central, Electric

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

**Laundry Features:** Laundry Room

**Waterfront Features:** Lake Front

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

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

**Cooling:** Central Air

**Furnished:** Furnished

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## Property Details

**Subdivision Name:** SORRENTO VILLAS 4

**Levels:** One

**Foundation Details:** Block

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

**Parcel Number:** 0160161049

**Direction Faces:** East

**Construction Materials:** Block

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## Association Information

**Association YN:** Yes

**Association Fee:** 535

**Association Fee Frequency:** Monthly

**Community Features:** Deed Restrictions, Golf Carts OK, Irrigation-Reclaimed Water

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$1,419

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

**Tax Lot:** 449



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## Rooms

Room type	Dimensions	Level	Length	Width
Living Room	14x20	First	20	14
Kitchen	8x10	First	10	8
Primary Bedroom	12x20	First	20	12
Additional Bedroom	12x20	First	20	12

## Amenities & Features

**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Deed Restrictions, Golf Carts OK, Irrigation-Reclaimed Water

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

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

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Private Entrance, Private Mailbox, Private Yard

**Features:** Living Room/Dining Room Combo, Split Bedroom, Window Treatments

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Heating:** Central, Electric

**Roof:** Shingle



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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment,  
Private Entrance, Private Yard

**Occupant Type:** Owner

**Showing Requirements:** Call Before Showing,  
Call Listing Agent, Lockbox



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