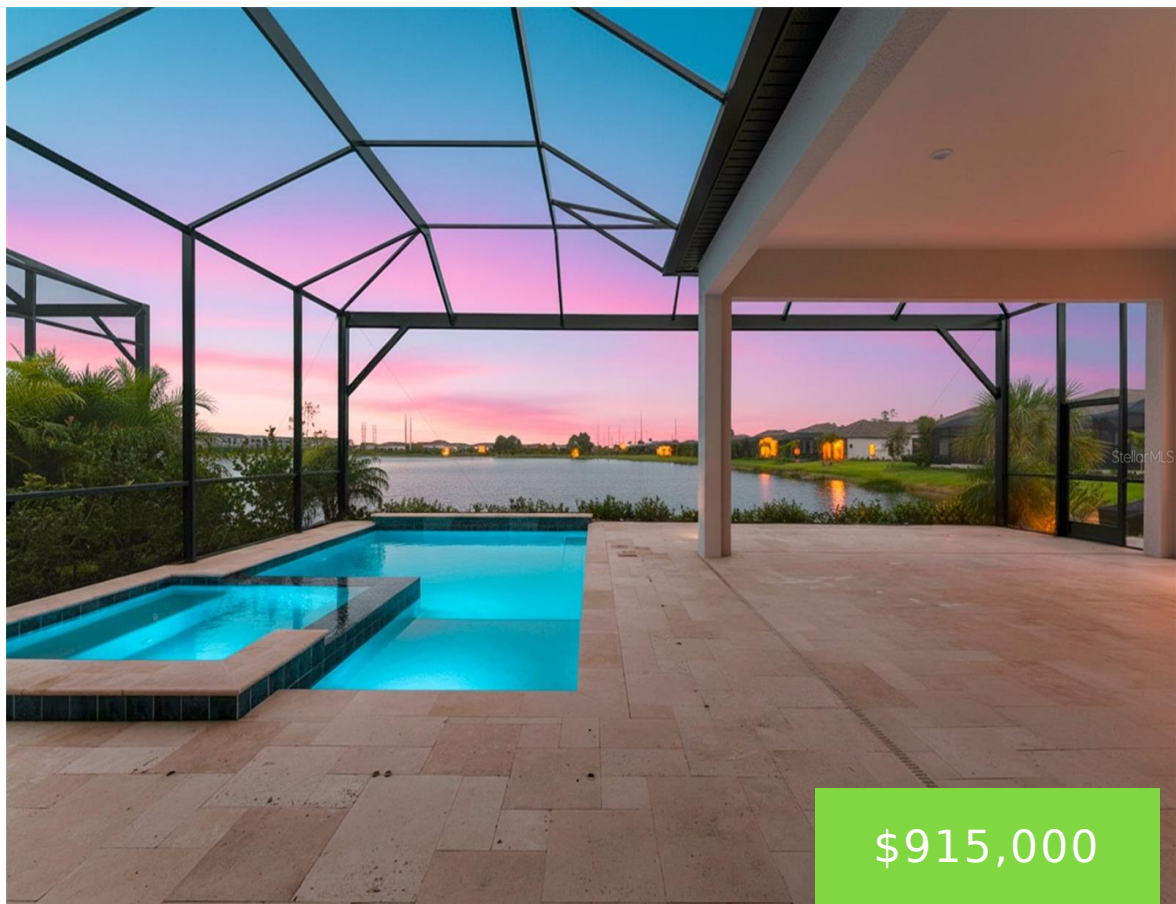


480 BOCELLI DRIVE NOKOMIS FL 34275

https://candiscarmichael.com



One or more photo(s) has been virtually staged. Neal Signature Homes is proud to present this brand-new CORTINA floor plan nestled in the gated community of Aria. Offering 3 bedrooms, 2.5 baths, a DEN/OFFICE/GYM, and an upgraded 2-CAR GARAGE PLUS GOLF CART GARAGE. Every square inch is beautifully designed. The home features an INCREDIBLE POOL [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2455 sq ft



Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC

**Status:** Active

**Office ID:** MFR260000779

**MLS ID:** MFRTB8455263



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Email: RealtorCandis@gmail.com



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8455263>

---

## Basics

**Bathrooms Full:** 2

**Date added:** Added 8 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 1 floor

**Lot size, sq ft:** 7980 sq ft

**View:** Pool, Water

**ListOfficeName:** CHARLES RUTENBERG REALTY INC

**ListAOR:** mfrmls

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area, sq ft:** 2455 sq ft

**Year built:** 2025

**SubdivisionName:** ARIA PHASE III

**GarageSpaces:** 3

---

## Location Details

**Township:** 38S

**Road Surface Type:** Paved

**Elementary School:** Laurel Nokomis Elementary

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

**High School:** Venice Senior High

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## Property Features



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**Interior Features:** Cathedral Ceiling(s), Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Smart Home, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s)

**Flooring:** Tile, Wood

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

**Pool Features:** Child Safety Fence, In Ground, Outside Bath Access, Screen Enclosure

**Spa Features:** In Ground

**Waterfront Features:** Pond

**Garage YN:** Yes

**Garage Spaces:** 3

**Exterior Features:** Sliding Doors

**Architectural Style:** Florida

**Vegetation:** Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Convection Oven, Cooktop, Dishwasher, Disposal, Exhaust Fan, Gas Water Heater, Microwave, Refrigerator, Washer

**Laundry Features:** Gas Dryer Hookup, Laundry Room

**Pool Private YN:** Yes

**Spa YN:** Yes

**Waterfront YN:** Yes

**Parking Features:** Garage Door Opener, Golf Cart Garage, Ground Level, Off Street, Garage

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Concrete, Tile

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Natural Gas Connected, Phone Available

**View:** Pool, Water

**Sewer:** Public Sewer

**Heating:** Electric, Heat Pump

**Lot Features:** Cleared, In County, Landscaped, Level, Near Golf Course, Paved

---

## Property Details

**Subdivision Name:** ARIA PHASE III

**Levels:** One

**New Construction YN:** Yes

**Builder Model:** Cortina

**Construction Materials:** Block, Stucco

**Property Condition:** Completed

**Parcel Number:** 0390010101

**Direction Faces:** South

**Builder Name:** Neal Signature Homes

**Foundation Details:** Slab

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



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# Association Information

**Association YN:** Yes

**Association Fee:** 1662

**Association Fee Frequency:** Quarterly

**Community Features:** Clubhouse, Gated Community - No Guard, Pool, Sidewalks

# Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$2,272

**Tax Legal Description:** LOT 101, ARIA PHASE III, PB 55 PG 359-366

**Tax Lot:** 101

# Rooms

Room type	Dimensions	Level	Length	Width
Foyer	7x20	First	20	7
Bedroom 1	11.6x10.11	First	10.11	11.6
Bedroom 2	13.1x11.3	First	11.3	13.1
Primary Bedroom	15.6x15.7	First	15.7	15.6
Great Room	27.8x16.11	First	16.11	27.8
Kitchen	19.8x11	First	11	19.8
Dining Room	15x10	First	10	15

---

## Amenities & Features

**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**Spa Features:** In Ground

**ExteriorFeatures:** Sliding Doors

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Natural Gas Connected, Phone Available

**Amenities:** Convection Oven, Cooktop, Dishwasher, Disposal, Exhaust Fan, Gas Water Heater, Microwave, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Clubhouse, Gated Community - No Guard, Pool, Sidewalks

**PoolFeatures:** Child Safety Fence, In Ground, Outside Bath Access, Screen Enclosure

**Features:** Cathedral Ceiling(s), Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Smart Home, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s)

---

## Building Details

**ArchitecturalStyle:** Florida **NewConstructionYN:** Yes

**Heating:** Electric, Heat Pump **Exterior material:** Block, Stucco

**Roof:** Concrete, Tile **Parking:** Garage, Garage Door Opener, Golf Cart Garage, Ground Level, Off-street

---

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Home Warranty YN:** Yes

**Other Equipment:** Irrigation Equipment

**Showing Requirements:** Supra Lock Box, Appointment Only, ShowingTime



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