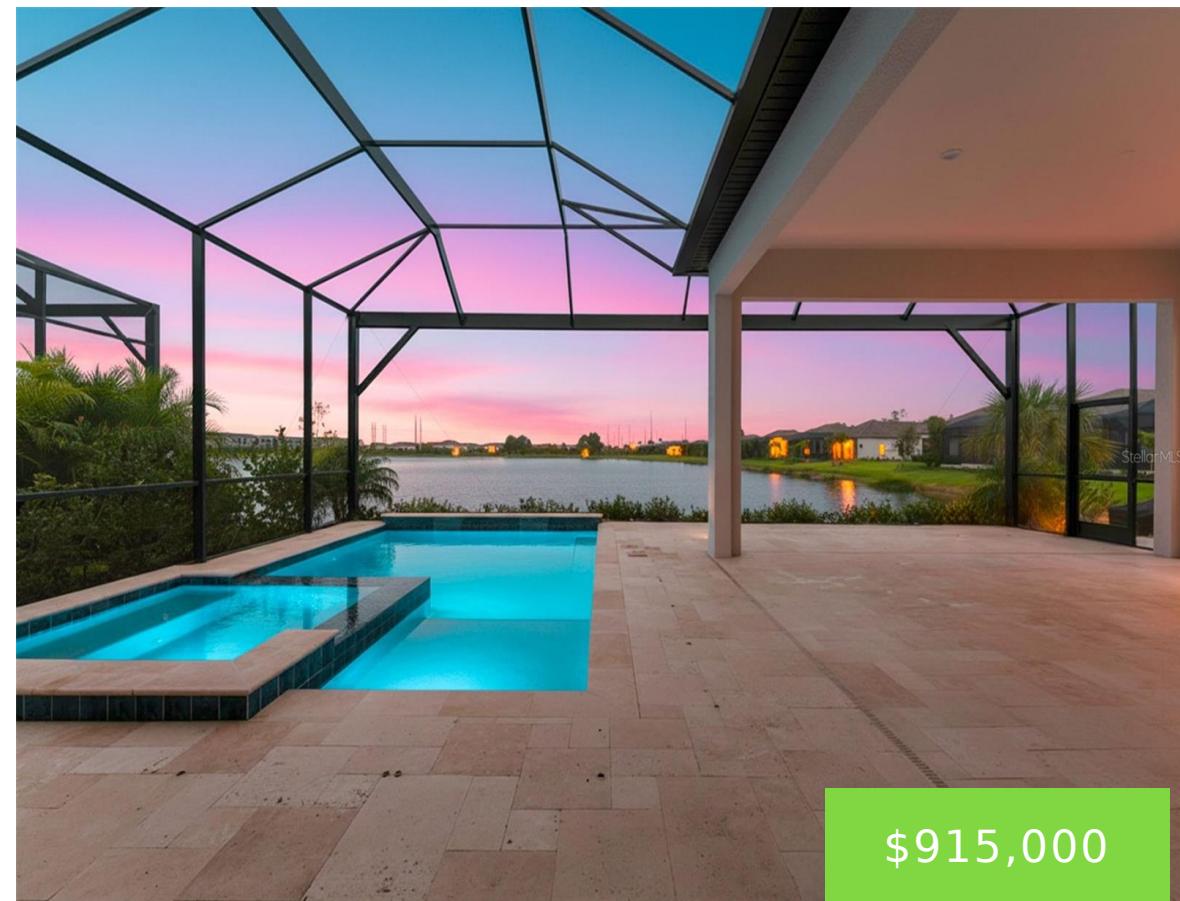


480 BOCELLI DRIVE NOKOMIS FL 34275

<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



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

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

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



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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

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)

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

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

Home Warranty YN: Yes

Occupant Type: Vacant

Other Equipment: Irrigation Equipment

Showing Requirements: Supra Lock Box, Appointment Only, ShowingTime



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