

6266 CRESTED EAGLE LANE NOKOMIS FL 34275

<https://candiscarmichael.com>



Experience resort-style living in this pool home with water views in the gated Palmer Ranch community of Talon Preserve. Relax on the screened lanai with a gas-heated saltwater pool and spa, and enjoy clubhouse amenities including a restaurant and bar, fitness center, tennis and pickleball courts, and an arcade—perfect for a second home or full-time [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2000 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRA4685050



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



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THE STANDARD OF EXCELLENCE

Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/A4685050>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 2000 sq ft

Year built: 2022

SubdivisionName: TALON PRESERVE PH 1A-1C

GarageSpaces: 2

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 6786 sq ft

View: Water

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Location Details

Township: 38S

Road Surface Type: Paved

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Stone Counters, Walk-In Closet(s)

Flooring: Tile, Vinyl

Patio And Porch Features: Covered, Screened

Pool Features: Gunite, Heated, Salt Water, Screen Enclosure

Spa Features: Heated, In Ground

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Hurricane Shutters, Sliding Doors

Roof: Tile

Window Features: Shades

Utilities: Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

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

Laundry Features: Corridor Access, Inside, Laundry Room

Pool Private YN: Yes

Spa YN: Yes

Parking Features: Driveway, Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Yes

Fencing: Fenced

Security Features: Fire Sprinkler System, Gated Community

Architectural Style: Ranch

View: Water

Sewer: Public Sewer

Heating: Central

Property Details

Subdivision Name: TALON PRESERVE PH 1A-1C

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 0357080005

Direction Faces: South

Construction Materials: Block, Concrete, Stucco

Association Information



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Association YN: Yes

Association Fee: 1157

Association Fee Frequency:
Quarterly

Association Fee Includes: Pool

Association Amenities: Clubhouse, Fitness Center, Gated, Pickleball Court(s), Playground, Pool, Spa/Hot Tub, Tennis Court(s)

Community Features: Association Recreation - Owned, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Irrigation-Reclaimed Water, Playground, Restaurant, Tennis Court(s)

Fees&Taxes

Tax Year: 2025

Tax Annual Amount:
\$7,316

Tax Legal Description: LOT 5, TALON PRESERVES PHASES 1A, 1B & 1C, PB 54 PG 200-215

Tax Lot: 5

Rooms



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Room type	Level
Kitchen	First
Living Room	First
Bedroom 2	First
Bathroom 2	First
Primary Bedroom	First
Primary Bathroom	First
Den	First
Laundry	First

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

Spa Features: Heated, In Ground

CommunityFeatures: Association Recreation - Owned, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Irrigation-Reclaimed Water, Playground, Restaurant, Tennis Court(s)

ExteriorFeatures: Hurricane Shutters, Sliding Doors

Utilities: Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected

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

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

Security Features: Fire Sprinkler System, Gated Community

WindowFeatures: Shades

PoolFeatures: Gunite, Heated, Salt Water, Screen Enclosure

Features: Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Stone Counters, Walk-In Closet(s)

Building Details

ArchitecturalStyle: Ranch

Heating: Central

Roof: Tile

NewConstructionYN: No

Exterior material: Block, Concrete, Stucco

Parking: Driveway, Garage Door Opener

Miscellaneous

Ownership: Fee Simple

Showing Requirements: Supra Lock Box, ShowingTime

Occupant Type: Owner



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