

7664 LIVEWELL LANE SARASOTA FL 34240

https://candiscarmichael.com



Discover Nautique at Waterside in Lakewood Ranch! Welcome to your dream home at Nautique, nestled within the vibrant community of Waterside in Lakewood Ranch. This 3-bedroom, 2-bathroom residence offers the ultimate in lakeside living, boasting breathtaking direct views across Kingfisher Lake, all the way to the mesmerizing night lights of Waterside. This is the Prime [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1762 sq ft



Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRA4677401



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Email: RealtorCandis@gmail.com



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/A4677401>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1762 sq ft

**Year built:** 2024

**SubdivisionName:** NAUTIQUE/WATERSIDE

**GarageSpaces:** 2

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 6539 sq ft

**View:** Water

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 36S

**Road Surface Type:** Asphalt

**Elementary School:** Tatum Ridge Elementary

**Middle Or Junior School:** McIntosh Middle

**High School:** Booker High

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## Property Features



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**Interior Features:** High Ceilings, Open Floorplan, Solid Surface Counters, Window Treatments

**Flooring:** Carpet, Ceramic Tile

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Hurricane Shutters

**Utilities:** Cable Connected, Electricity Connected, Sewer Connected

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Laundry Room

**Attached Garage YN:** Yes

**Pets Allowed:** No

**Roof:** Shingle

**View:** Water

**Sewer:** Public Sewer

**Heating:** Central

**Lot Features:** Corner Lot

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## Property Details

**Subdivision Name:** NAUTIQUE/WATERSIDE

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional

**Parcel Number:** 0196140204

**Direction Faces:** North

**Construction Materials:** Block

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## Association Information

**Association YN:** Yes

**Association Fee:** 632

**Association Fee Frequency:** Quarterly

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$6,519

**Tax Other Annual Assessment Amount:** 1863

**Tax Legal Description:** LOT 204, NAUTIQUE AT WATERSIDE, PB 56 PG 361-370

**Tax Lot:** 204



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# Rooms

Room type	Dimensions	Level	Length	Width
Great Room	15x15	First	15	15
Dinette	15x14	First	14	15
Kitchen	14x14	First	14	14
Primary Bedroom	13x15	First	15	13
Bedroom 2	11x11	First	11	11
Bedroom 3	12x11	First	11	12

# Amenities & Features

<b>Waterfront available:</b> No	<b>GarageYN:</b> Yes
<b>AttachedGarageYN:</b> Yes	<b>FireplaceYN:</b> No
<b>PoolPrivateYN:</b> No	<b>Cooling:</b> Central Air
<b>ExteriorFeatures:</b> Hurricane Shutters	<b>Utilities:</b> Cable Connected, Electricity Connected, Sewer Connected
<b>Features:</b> High Ceilings, Open Floorplan, Solid Surface Counters, Window Treatments	<b>Amenities:</b> Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer

# Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Condominium

**Occupant Type:**  
Owner

**Showing Requirements:** Supra Lock Box, Lock Box Electronic,  
ShowingTime



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