

A4482128 139 VENTOSA PL, NOKOMIS, FL 34275

County: Sarasota
Subdiv: TOSCANA ISLES UN 1
Beds: 2
Baths: 2/0
Pool: None
Property Style: Single Family Residence
Lot Features:
Total Acreage: 0 to less than 1/4
Minimum Lease Period: 2 Months
Garage: Yes **Attch:** Yes **Spes:** 2
Garage/Parking Features:
New Construction: No
Property Condition:
Builder Name:
Builder License #:
Builder Model: Clifton
LP/SqFt: \$195.96

Status: Active
List Price: \$359,000
Year Built: 2017
Special Sale: None
ADOM: 1
CDOM: 1

Pets: Yes
Max Times per Yr: 3
Carport: No **Spes:**

Proj Comp Date:
Permit Number:

Heated Area: 1,832 SqFt / 170 SqM
Total Area:

Total Annual Fees: 2,112.00
Average Monthly Fees: 176.00
Home Warranty Y/N: No

Welcome to Toscana Isles and a rarely available builder model Clifton floor plan home for sale. The home was built in 2018 and lightly lived in by the current owners. The floor plan has just over 1800 sq. ft. of living space, with 2 bedrooms plus den and two baths. The next owner can have immediate occupancy without waiting for a quick move in home to be ready in 3 or 4 months. Toscana Isles has a gorgeous resort-level infinity edge pool set on a striking peninsula, with a fire pit gathering area, fitness center, and huge room for events or private parties. Residents here enjoy an active social community with full time activity director. Toscana Isles is just minutes to the new Sarasota Memorial Hospital campus on Laurel Road, and has easy access to Nokomis Beach.

Recent: **10/28/2020 : NEW**

Land, Site, and Tax Information

Legal Desc: LOT 225, TOSCANA ISLES UNIT 1, PB 49 PG 32

SE/TP/RG: 27-38S-19E

Subdivision #:

Tax ID: [0375082250](#)

Taxes: \$5,950

Auction Type:

Auction Firm/Website:

Homestead: No

CDD: Yes

Alt Key/Folio #:

Add Parcel: No

of Add Parcels:

Ownership: Fee Simple

SW Subd Condo#:

Flood Zone: X, AE

Floors in Unit/Home: One

Bldg Name/#:

Book/Page: 49-32

MH Make:

Land Lease Fee:

Planned Unit Dev:

Lot Dimensions:

Existing Lease/Tenant: No

Days Notice To Tenant If Not Renewing:

Water Frontage: No

Water Access: No

Water View: No

Addtl Water Info:

Zoning: CMU

Future Land Use:

Zoning Comp:

Tax Year: 2019

Property Access:

Annual CDD Fee: 1,737

Additional Tax IDs:

Complex/Comm Name:

SW Subd Name: Toscana Isles

Flood Zone Date:

Floor #:

Total # of Floors: 1

Census Block:

MH Model:

Total Units:

Lot Size Acres: 0.14

Monthly Rental Amount:

Month To Month Or Weekly Y/N:

Block/Parcel: 9

Front Exposure: East

Lot #: 225

Buyers Premium:

Other Exemptions:

Flood Zone Panel:

Census Tract:

MH Width:

Lot Size: 5,899 SqFt / 548 SqM

End Date of Lease:

Waterfront Ft: 0

Water Name:

Water Extras: No

Interior Information

A/C: Central Air

Heat/Fuel: Electric, Heat Pump

Heated Area Source: Public Records

Laundry Features:

Fireplace: No

Accessibility Features:

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Public, Sewer Connected, Water Connected

Water: Public

Flooring Covering: Carpet, Ceramic Tile

Security Feat:

Total Area Source:

Window Features:

Furnishings:

Sewer: Public Sewer

Additional Rooms:

Interior Feat: Kitchen/Family Room Combo, Open Floorplan, Split Bedroom, Window Treatments

Appliances Incl: Dishwasher, Microwave, Range, Refrigerator

of Wells:

of Septics:

Room Type

Level

Dimen

Flooring

Features

Office

First

12x11

Carpet

Master Bedroom

First

17x13

Carpet

Kitchen

First

14x10

Ceramic Tile

Living Room

First

18x16

Ceramic Tile

Dining Room

First

18x9

Exterior Information

Ext Construction: Block

Roof: Tile

Foundation: Slab

Property Attached Y/N:

Garage Dim:

Property Description:

Architectural Style:

Ext Features: Other

Other Equipment:

Farm Type:

Barn Features:

Other Structures:
Patio And Porch Features:

Pool: None

Pool Features:

Vegetation:

View:

Pool Dimensions:

Horse Amenities:

of Stalls:

Paddocks/Pastures:

Spa Y/N:

Spa Features:

Fencing:

Road Surface Type:

Green Features

Disaster Mitigation:

Indoor Air Quality:

Green Energy Features:

Green Energy Generation:

Green Water Features:

Green Landscaping:

Green Sustainability:

Community Information

HOA/Comm Assn YN: Yes

HOA Fee Requirement: Required

HOA Fee: 176

HOA Payment Schedule: Monthly

Monthly HOA Amount: 176.00

Other Fees :

Assn/Manager Name: Access Management- Shelly Williams

Assn/Manager Phone: 813-607-2220

Community Features: Deed Restrictions, Gated Community, Golf Carts OK

Fee Includes: Community Pool, Maintenance Grounds, Recreational Facilities

Housing for Older Per: No

FCHR Website Y/N:

Affidavit:

Expire/Renewal Date:

Pet Restrictions: Maximum of 3 total pets

of Pets: 3

Max Pet Wt:

Pet Size:

Can Property be Leased: Yes

Association Approval Required: Yes

Approval Process: Resident application and fee to HOA management, background check

Lease Restrictions: Yes

Condo Fee:

Condo Fee Schedule:

Condo Land Included Y/N:

Monthly Condo Fee Amount:

Monthly Maint Fee (in Addn to HOA):

Other Fee Schedule:

Assn/Manager Email: toscanales@accessdifference.com

Assn/Manager URL:

Association Amenities: Fitness Center, Gated, Pickleball Court(s), Pool

Amenities w/Addnl Fees:

Elementary School: [Laurel Nokomis Elementary](#)

Middle School: [Laurel Nokomis Middle](#)

High School: [Venice Senior High](#)

Building Elevator Y/N:

Additional Lease Restrictions: None

Minimum Lease Period: 2 Months

Maximum Times Per Year: 3

Years of Ownership Prior to Leasing Required: No

Number of Ownership Years Prior to Lease:

Realtor Information

List Agent: [David Barr](#)

List Agent E-mail: dpbarr2000@gmail.com

Sales Team:

List Office: [BERKSHIRE HATHAWAY HOMESERVICES FLORIDA REALTY](#)

Original Price: \$359,000

List Office 2:

List Date: 10/27/2020

Previous Price:

Listing Service Type: Full Service

Listing Type: Exclusive Right To Sell

Owner: ON RECORD

Financing Avail: Cash, Conventional, FHA, VA Loan

Dual Variable Compensation: Yes

Single Agent: 3%

Inter Office Info: Home is former DR Horton Clifton model. Lightly used by seasonal owners since 2018. Furniture available under separate agreement with small list of exclusions. Move in ready NOW.

Realtor Info: CDD Addendum required

Confidential Info:

Disclosures: HOA/PUD/Condo Disclosure, Seller Property Disclosure

Showing Instructions: Appointment Only, See Remarks, Use ShowingTime Button

Driving Directions: Laurel Road to north on Knights Trail, east (right) into Toscana Isles main entrance. Take immediate right in the traffic circle past the club house to Ventosa Place, turn south (right) to 139 Ventosa Pl.

Realtor Remarks: Short on inventory? This home shows like new and is a must-see; move in ready NOW. Easy to show. Use Show Button for ALL showing requests and turn off all lights. Furnishings available under separate agreement. Please make offers on the latest AS-IS contract. Variable rate commission does not affect co-broker. Room sizes are approximate; buyer to independently verify. Tax records show property is 1832 sq ft, DR Horton Clifton floor plan shows 1816 sq. ft. Buyer to independently verify actual living space square footage.

Seller's Preferred Closing Agent

Escrow Agent Name:

Email:

Address: , Florida

Escrow Agent Company:

Phone:

Fax:

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