



\$ 415,000



309 South Dr, Nokomis, FL 34275

- » Beds: 3 | Baths: 2 Full
- » MLS #: A4638315
- » Single Family | 1,599 ft<sup>2</sup> | Lot: 12,197 ft<sup>2</sup>
- » More Info: [309SouthDr.IsForSale.com](http://309SouthDr.IsForSale.com)



**Lisa Harris**  
 707.337.2615  
[lisaharris@michaelsaunders.com](mailto:lisaharris@michaelsaunders.com)  
<http://LisaHarris.michaelsaunders.com>

**Michael Saunders & Company**  
 LICENSED REAL ESTATE BROKER

Sales Office  
 8660 S. Tamiami Trail  
 Sarasota, FL 34238  
 (941) 966-8000



#### Remarks

Huge Price Reduction! Beautiful lakefront property in Nokomis! Central to the home is a spacious living and dining room leading to the expansive enclosed lanai, steps away from the lake and birds galore. Off the dining room is the kitchen, featuring custom hickory cabinets and two large pantries with pull out drawers. The kitchen has a reverse osmosis system ensuring great tasting water. It also has a solar tube and under cabinet lighting. All appliances, washer and dryer stay with the home. Three bedrooms include a large primary bedroom with ensuite and a sliding glass door to patio providing a view of the lake. Two additional bedrooms and a second full bath gives ample space for guests or projects. The generous laundry room has a deep sink and cabinets for storage. An inside door leads to the 38' long double garage and shop. Attractive tile flooring throughout the home. New AC ducting and windows installed in 2014, AC replaced in 2018 and a new roof in 2025. The paver driveway accommodates three vehicles and the pavers were cleaned and sealed in 2025. A new septic tank and drain field were also installed in 2025. The irrigation numn uses lake water for an inexpensive secondarv water svstem. The home is not in a flood zone and it has no HOA. A "little free librarv"

