

723 PORTIA STREET N

723 PORTIA ST N, NOKOMIS, FL 34275

\$510,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Tucked at the end of a QUIET CUL-DE-SAC, where traffic fades and the only real noise is the water, this WATERFRONT HOME WITH GULF ACCESS delivers the kind of setting people come to Florida hoping to find. Step inside and it immediately feels easy... FRESHLY PAINTED, LIGHT-FILLED, and METICULOUSLY KEPT, with a layout that flows naturally from everyday living to relaxed evenings at home. The kitchen is both functional and inviting with GRANITE COUNTERTOPS and a TILE BACKSPLASH, while both bathrooms have been FULLY REMODELED, giving the home a clean, updated feel where the work has already been done.

Cooling: Central A/C,
Garage Count: 2 Car Garage,
Pool Description: Pool,
Sewer: Septic,
Water: City Water

\$510,000



Major upgrades including a NEW ROOF (JUNE 2024 WITH TRANSFERABLE WARRANTY), NEW GARAGE DOOR, NEW HVAC 2026, NEW SUBMERSIBLE WELL PUMP 2026, POOL HEATER, REFRIGERATOR, WASHER AND DRYER mean less to worry about and more time to enjoy this TURN-KEY home. Out back is where this home separates itself. The HEATED POOL overlooks the water with OPEN VIEWS THAT STRETCH OUT AND HOLD YOUR ATTENTION, whether it's morning coffee, an afternoon swim, or winding down as the sky changes at sunset. With DIRECT GULF ACCESS, the water isn't just a view... it's part of your day. Boat out, explore, or simply enjoy the stillness right from your own backyard. With NO HOA, you have the freedom to truly make it your own, without restrictions getting in the way of how you want to live. When you're ready to head out, you're just minutes from the shoreline... Nokomis Beach and Venice Beach are roughly 11-15 minutes away, making it easy to go from home to sand, water, and sunset whenever you feel like it. Local restaurants, waterfront spots, and everyday conveniences are all close enough to keep life simple without giving up the calm this location offers. This is the kind of place where the pace slows down, the views stay with you, and the FLORIDA WATERFRONT LIFESTYLE actually feels real... not just something you visit.



