

**201 LYONS BAY ROAD**

201 LYONS BAY RD, NOKOMIS, FL 34275

**\$375,900**

*150 Years*

JOHN D WOOD & CO.

London, Country & International Property

## 201 LYONS BAY ROAD

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Under contract-accepting backup offers. This renovated 2-bedroom, 2-bathroom home offers the perfect blend of modern comfort and Florida lifestyle. Step inside to find bright, light cabinetry paired with elegant granite countertops and tile flooring throughout. The highlight of this home is the private pool and the spacious enclosed lanai with pocket sliders that seamlessly expands your living area by an additional 300 square feet. Enjoy the screened lanai overlooking the pool, surrounded by lush, mature landscaping and a partially fenced yard-perfect for relaxing or entertaining.

**Garage Count: 1 Car Garage,**  
**Pool Description: Pool,**  
**Cooling: Central A/C,**  
**Heating Type: Heat Pump,**  
**Sewer: Septic,**  
**Water: City Water**

**\$375,900**



Located just a short way from beautiful Nokomis Beach, you're also conveniently close to restaurants, shopping, and everyday essentials. Additional features include an attached garage for convenient parking and storage. This move-in ready gem is ideal for those seeking a low-maintenance, beach-close retreat with all the modern touches. Don't miss your opportunity to own this slice of paradise!



