

\$949,000 - 907 Garland Avenue, NOKOMIS

MLS® #A4639387

\$949,000

4 Bedroom, 3.00 Bathroom, 2,510 sqft

Residential on 0.41 Acres

0000, NOKOMIS, FL

UNDER CONTRACT ACCEPTING
BACK-UPS

Brand New Septic Tank! New bunks on boat
lift!

Island vibes with an in-town location! This spacious, open-concept home offers the perfect blend of comfort and tropical paradise living. Featuring a split floor plan, soaring ceilings, and an expansive living area, this home is designed for both relaxation and entertaining.

Enjoy the convenience of nearby amenities, including hospitals, schools, shopping, beaches, the Legacy Trail, and scenic parks—all just a short ride away. Yet, at home, you'll feel as if you're on a secluded island retreat.

Expansive sliders along the back of the home open to a stunning pool with a waterfall feature, seamlessly blending indoor and outdoor living for year-round enjoyment.

Please be advised that the property is under video and audio surveillance

Fish from your private dock and reel in snook, jack, mullet, and crabs—you may even be visited by a friendly manatee! Your backyard is a haven for wildlife, where you can spot Blue Herons, Bald Eagles, Ospreys, Hawks, and Ibis. In the evenings, unwind dockside and take in breathtaking sunsets.

Situated on a generous lot, this property provides plenty of space to roam, along with two separate storage sheds and lush mango and avocado trees. A brand-new seawall adds



to the home's appeal. The boat dock, 7,000 lb. lift, and floating jet ski dock allow for effortless water access—step out your back door, hop onto your boat or skis, and you’re just minutes from Roberts Bay, where you can enjoy water skiing and tubing. Or, head through the Venice Inlet and into the Gulf for an unforgettable day of fishing. Need to pull your boat or jet skis out of the water? A convenient neighborhood boat launch is available for your use! Make sure to check out the video tour to get a better look at this lovely property!

Built in 1999

Essential Information

MLS® #	A4639387
Price	\$949,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,510
Acres	0.41
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Style	Florida
Status	Sold
Property Taxes	10,355.00
Minimum Lease	1 Month

Community Information

Address	907 Garland Avenue
Area	Nokomis/North Venice
Subdivision	0000
City	NOKOMIS
County	Sarasota
State	FL

Zip Code 34275-2231

Amenities

of Garages 2
View Water
Is Waterfront Yes
Waterfront Canal - Saltwater, Canal Front, Creek
Has Pool Yes

Interior

Interior Features Ceiling Fan(s), Eating Space In Kitchen, High Ceilings, Kitchen/Family Room Combo, Primary Bedroom Main Floor, Skylight(s), Split Bedroom, Walk-In Closet(s), Window Treatments
Appliances Dishwasher, Disposal, Dryer, Electric Water Heater, Freezer, Microwave, Range, Refrigerator, Washer
Heating Central, Electric
Cooling Central Air

Exterior

Exterior Features French Doors, Hurricane Shutters, Irrigation System, Outdoor Shower, Rain Gutters, Sliding Doors
Lot Description Flood Insurance Required, FloodZone
Roof Shingle
Foundation Slab

School Information

Elementary Laurel Nokomis Elementary
Middle Venice Area Middle
High Venice Senior High

Additional Information

Date Listed February 6th, 2025
Days on Market 205
Zoning RSF1

Listing Details

Listing Office COLDWELL BANKER REALTY

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