



\$ 3,200

14341 Eagle Branch Dr, Nokomis, FL 34275

- » Beds: 3 | Baths: 2 Full
- » MLS #: A4606238
- » Single Family | 1,448 ft² | Lot: 4,030 ft²
- » More Info: 14341EagleBranchDr.IsForSale.com



Françoise Borel

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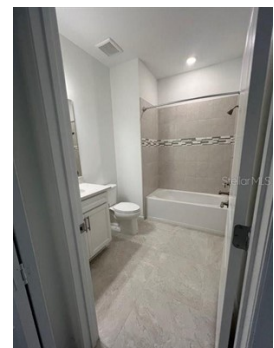
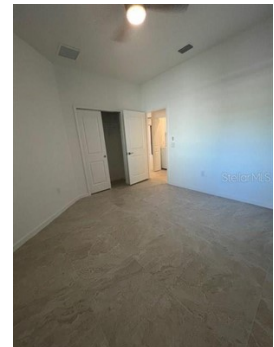
Michael Saunders & Company
LICENSED REAL ESTATE BROKER

Sales Office

61 S. Blvd of the Presidents

Sarasota, FL 34236

(941) 388-4447



Remarks

BEAUTIFUL NEW Construction- never been lived in- villa built in 2023, with 3 bedrooms with ample closets, 2 bathrooms , laundry room, 2-car garage, fully screened lanai overlooking private lush vegetation, in the gated amenity-rich community of Talon Preserve. This villa features modern lighting, tile throughout, open kitchen with solid surface countertops, natural gas cooking system, and new stainless steel appliances. Resort-style community , gated, with clubhouse, pool et jacuzzi, fitness center, tennis courts and pickle ball, bar/grill, fenced-in area specially reserved for dogs, and very soon a restaurant; direct access to Legacy Bike Trail. 10 minutes from Nokomis beach on Casey Key; 10 minutes from the beaches and stores of Venice Island and less than 20 minutes from Siesta Key. 10 minutes from the new Venice Hospital and in close proximity to downtown Sarasota. Pets (maximum 3 pets and exclusively dogs or cats) are accepted, with an additional rent of \$25 per pet. Tenants must be approved by the community association, and pay the association's application fee. Monthly rent \$3,250, security deposit \$4,875. The home is built with innovative. energy-saving features designed to help you enjoy greater savings. better health. true comfort and peace of mind. Photos with furniture

