



\$ 399,900



701 Maraviya Blvd, Nokomis, FL 34275

- » Beds: 3 | Baths: 2 Full
- » MLS #: A4690154
- » Single Family | 1,602 ft<sup>2</sup> | Lot: 7,841 ft<sup>2</sup>
- » More Info: [701MaraviyaBlvd.IsForSale.com](http://701MaraviyaBlvd.IsForSale.com)



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Remarks

One or more photo(s) has been virtually staged. A rare opportunity to own an almost-new home on one of the most desirable lots in the resort-style, gated community of Toscana Isles. Positioned at the end of a quiet street, this oversized homesite offers exceptional privacy with no neighbors on one side and an expansive driveway for added convenience. The survey highlights the unique size and shape of this premium lot. This floor plan offers flexibility with 3 bedrooms and 2 bedrooms, featuring a bright, open-concept layout that seamlessly connects the kitchen, dining, and living areas. The home is beautifully appointed with wood-look plank tile flooring throughout the main living spaces, including the den/bedroom. The kitchen showcases upgraded soft-gray wood cabinetry with crown molding, soft-close doors and drawers, under-cabinet lighting, quartz countertops, a classic subway tile backsplash, and an oversized walk-in pantry. Located just minutes from Nokomis Beach and Casey Key, Toscana Isles is a maintenance-free, gated community offering a vibrant, resort-inspired lifestyle. Residents enjoy over 200 acres of interconnected lakes perfect for kayaking, canoeing, and fishing, as well as an 8,000-square-foot clubhouse with a fitness center, ballroom, billiards, and large-screen

