



\$ 225,000



515 Rousseau Dr, Nokomis, FL 34275

- » Beds: 2 | Baths: 2 Full
- » MLS #: A4641065
- » Single Family | 1,498 ft²
- » More Info: 515RousseauDr.IsForSale.com



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Remarks

NEW ROOF IS ON! Seller credit of \$2000 towards new flooring with an acceptable offer! Bring your vision to this wonderful villa in the heart of Nokomis. Situated in one of the most desired locations within Sorrento Villas, is a hidden gem just waiting for a new owner to make it their own. This special unit has just had a new coat of paint throughout, and all the flooring removed and prepped for an install of your choosing. Just under 1500 square feet, the two-bedroom two bath unit feels spacious and inviting. The back lanai has a serene view of the lake within the community, complete with abundant Florida wildlife. AC replaced in 2020, refrigerator and kitchen faucet in 2022, bathrooms refreshed with faucets, sinks and toilets in 2021, garage door opener in 2023, whole house replumb in 2011 and so much more. Close to all the area has to offer, beaches, shopping, parks and the renowned Legacy Trail. The HOA will be replacing the roof and soffits in the next few months and this villa is due for exterior painting next year (all HOA responsibility). This is your chance to live the dream in warm and sunny Florida. Opportunity awaits!

