



\$ 1,450,000



340 Maraviya Blvd, Nokomis, FL 34275

- » Beds: 3 | Baths: 3 Full
- » MLS #: A4670221
- » Single Family | 3,152 ft² | Lot: 10,890 ft²
- » More Info: 340MaraviyaBlvd.IsForSale.com



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Remarks

Start your day with a stroll around the community or a workout in the fitness center, followed by kayaking on Lake Awesome or fishing from your private dock. End the evening with cocktails and a breathtaking sunset over the water-this is Florida living at its finest. This exceptional residence, the 3,152 sq. ft. San Marino model by Emerald Homes, is perfectly positioned on a 77-foot lakefront lot along the 65-acre Lake Awesome. The community is uniquely designed around a chain of lakes connected by charming bridges, creating a tranquil and scenic setting. This elegant home features 3 bedrooms, 3 full baths, a bonus room, an open floor plan, a spacious lanai, and an oversized 3-car garage. Designed for both comfort and sophistication, the home showcases numerous upgrades, including porcelain tile flooring, Electrolux appliances, a large quartz island, an aquarium window in the dinette, coffered and tray ceilings, custom closets and pantry, and Hunter Douglas window treatments. Additional interior enhancements include a custom wood accent wall in the family room, shiplap and cabinetry in the laundry room, and a whole-home Halo LED dehumidifier, air purifier, AO Smith hybrid electric tankless water heater, and kitchen reverse-osmosis system. The garage is equally impressive.