



\$ 125,000



701 Frances St, Nokomis, FL 34275

- » Beds: 2 | Baths: 1 Full
- » MLS #: A4688258
- » Single Family | 952 ft² | Lot: 10,890 ft²
- » More Info: [701FrancesSt.IsForSale.com](https://www.701FrancesSt.IsForSale.com)



Ryndie Brusco
 941.809.6913
rbrusco@michaelsaunders.com
<https://www.ryndiebrusco.com/>

Michael Saunders & Company
LICENSED REAL ESTATE BROKER

Sales Office
 1605 Main Street
 Sarasota, FL 34236
 (941) 951-6660

Remarks

Tucked within a true boating community in Nokomis, this 2-bedroom, 1-bath home sits on a spacious corner lot and offers a rare opportunity to create something special. With a roof replaced in 2019 already in place, the home is ready for its next chapter and will require updates, including electrical, making it an ideal project for those looking to renovate, invest, or design to their own taste. What truly sets this property apart is the lifestyle it offers. Available for purchase in conjunction with the nearby boat slip lot on Riverview Blvd., owners can enjoy convenient access to Shakett Creek-perfect for launching kayaks or small boats and embracing Florida's waterfront lifestyle. Ideally located near the Legacy Trail for biking and outdoor enjoyment, and just minutes to local dining, shops, and area beaches, this property combines potential, location, and lifestyle in one unique offering.

