



\$ 1,100,000



14457 Eagle Branch Dr, Nokomis, FL 34275

- » Beds: 4 | Baths: 3 Full, 1 Half
- » MLS #: A4682805
- » Single Family | 2,890 ft<sup>2</sup> | Lot: 6,970 ft<sup>2</sup>
- » More Info: [14457EagleBranchDr.IsForSale.com](http://14457EagleBranchDr.IsForSale.com)



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Remarks

Perfectly positioned on one of the most coveted premium waterfront lots within the resort-style gated community of Talon Preserve, this exceptional 4-bedroom, 3.5 bath residence features an office/den and a bonus room, offering 2,894 square feet and built in 2023 by the highly sought after builder Divosta. With NO CDD FEES and NOT located in a FLOOD ZONE, this home provides piece of mind for the discerning buyer. The sellers spared no expense upgrading this masterpiece with a \$135,000 lot premium, 8-foot interior doors, energy efficient tankless water heater, designer lighting fixtures throughout, luxurious engineered hardwood floors with a sound barrier insulation beneath the upstairs flooring, tray ceilings with recessed lighting, designer ceiling fans, custom artisan woodwork, refined shiplap, two electric fireplaces, and all closets have custom built-in shelving. The chef's kitchen is beautifully appointed with stunning quartz countertops and backsplash, 42-inch soft-close cabinetry, designer restoration hardware, double roll-out trays, under-cabinet lighting, a gas cooktop, built-in oven, and microwave/convection oven, and an oversized pantry with custom built shelving. Impress your guests with seamless indoor-outdoor living through pocket sliding glass doors that open

