



\$ 833,000



791 Percheron Cir, Nokomis, FL 34275

- » Beds: 4 | Baths: 4 Full, 1 Half
- » MLS #: N6132211
- » Single Family | 3,566 ft<sup>2</sup> | Lot: 58,370 ft<sup>2</sup> (1.34 acres)
- » More Info: [791PercheronCir.IsForSale.com](http://791PercheronCir.IsForSale.com)



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#### Remarks

Under contract-accepting backup offers. Large sprawling pool home on private acreage corner lot. High ceilings and a modern layout stand out in this high-quality home sitting on 1.3 acres in Mission Valley Estates, with opportunity to build a guest house. Located on a private, cul-de-sac road, home it is in a low-risk flood zone outside of a special flood hazard area. The tranquil, park-like backyard and lanai retreat is complete with modern pavers and bug-blocking screen. Manicured and twice fenced grounds with a long, curving paver drive provide a breathtaking approach to home. The home consists of 4 bedrooms, 4 full baths and one 1/2 bath, vaulted ceilings and a fabulous wood-burning fireplace in the family room. There is a pass-through window into a huge 14x12 formal dining room along with a large casual dinette area. The spacious and attractive owner's suite includes a huge walk-in closet, a large soaking tub, shower with floor-to-ceiling tile, and door to the lanai. The opposite side of the home contains 2 generous-sized bedrooms with closets, separate bathrooms and pool/lanai access. There is an extra bonus room separating the 2 rooms which would be great for home-schooling, crafting, game room, etc. In the south eastern corner of the house, away from the 3 other

