

\$525,000 - 316 Signorelli Drive, NOKOMIS

MLS® #N6138701

\$525,000

3 Bedroom, 2.00 Bathroom, 1,881 sqft

Residential on 0.25 Acres

SORRENTO EAST, NOKOMIS, FL

Discover this updated 3-bedroom home in the sought-after Sorrento East community, just moments from the Gulf of Mexico. The new paver driveway and attractive landscaping will catch your eye as you arrive. A screened enclosure welcomes you to the beautiful front door. This residence features a spacious living room and a family room, along with both a breakfast nook and a dining area. This house has many updates: kitchen, bathrooms, windows, and beautiful tile flooring throughout. Updates not visible, but important: the sewer pipes were lined, a third nail was added to the roof, and a new HVAC system was installed in 2021. There are three pocket sliders out to the serene pool enclosed with a screened lanai. There is a spacious covered area for a patio dining and living room set, plus there is a room to sunbath beside the salt-water pool. Enjoy the pool all year, with the pool heater that was installed in 2023. Embrace coastal living in this well-maintained home that is move in ready, plus the furniture is available. Sorrento East has an optional HOA (\$150 annually) and no CDD fees. Living here gives you access to the Sorrento Dock Owner's Association, which has a marina nearby where you can buy or rent a boat slip. (possible waitlist) This location offers so much: Located near the Oscar Sherer State Park which has miles of walking trails. Only a few miles to the beautiful beaches of the Gulf of Mexico where you can enjoy sun-drenched days, yoga, drum circle,



and breathtaking sunsets. There's easy access to the Legacy Trail which takes you to downtown Venice or go north to Sarasota. Also, only located a few miles from the new Sarasota Memorial Hospital. Located between quaint Venice and bustling Sarasota means you're removed from major traffic, yet have great options for restaurants, entertainment, beaches, and more. This home is a rare find, offering not just a residence but a lifestyle steeped in the laid-back charm of coastal living.

Built in 1979

Essential Information

MLS® #	N6138701
Price	\$525,000
Sold Price	\$525,000
Date Sold	October 8th, 2025
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,881
Acres	0.25
Year Built	1979
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	316 Signorelli Drive
Area	Nokomis/North Venice
Subdivision	SORRENTO EAST
City	NOKOMIS
County	Sarasota
State	FL
Zip Code	34275

Amenities

Parking	Garage Door Opener
# of Garages	2
View	Park/Greenbelt
Has Pool	Yes

Interior

Interior Features	Ceiling Fans(s), Open Floorplan, Solid Wood Cabinets, Split Bedroom, Stone Counters, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air
Furnished	Negotiable

Exterior

Exterior Features	Lighting, Rain Gutters, Sliding Doors
Lot Description	In County, Landscaped
Roof	Tile
Foundation	Slab

School Information

Elementary	Laurel Nokomis Elementary
Middle	Laurel Nokomis Middle
High	Venice Senior High

Additional Information

Date Listed	May 2nd, 2025
Days on Market	103
Zoning	RSF2
HOA Fees	150
HOA Fees Freq.	Annually

Listing Details

Listing Office	MICHAEL SAUNDERS & COMPANY
----------------	----------------------------

All listing information is deemed reliable but not guaranteed and should be independently verified through personal inspection by appropriate professionals. Listings displayed on this website may be subject to prior sale or removal from sale; availability of any listing should always be independently verified. Listing information is provided for consumer personal, non-commercial use, solely to identify potential properties for potential purchase; all other use is strictly prohibited and may violate relevant federal and state law. Listing data comes from My Florida Regional MLS DBA Stellar MLS.

Listing information last updated on October 13th, 2025 at 3:20am EDT