

A4640986 7 BROOKSHIRE DR, NOKOMIS, FL 34275



County: Sarasota
Subdiv: KINGS GATE SEC I
Subdiv/Condo:
Beds: 1
Baths: 1/0
Pool: Community
Property Style: Manufactured Home - Post 1977
Lot Features:
Total Acreage: 0 to less than 1/4
Minimum Lease Period:
Garage: No **Attch:** **Spcs:**
Garage/Parking Features:
Assigned Spcs:
New Construction: No
Property Condition:
LP/SqFt: \$265.97
Home Warranty Y/N:No
Flood Zone Code:AE
Total Annual Assoc Fees:7,488.00
Average Monthly Fees:624.00

Status: Active
List Price: \$164,900
Year Built: 1995
Special Sale: None
ADOM: 0
CDOM: 0
Pets: No
Max Times per Yr:
Carport: No **Spcs:**
Permit Number:
Proj Comp Date:
Heated Area:620 SqFt / 58 SqM
Total Area: 620 SqFt / 58 SqM

Experience amazing amenities in this gated 55+ gated community with low monthly association costs! No lot rent as you would own the land under this single-wide mobile home featuring 1 bedroom and 1 bathroom, complete with a finished upper-level lanai. The monthly association fee includes access to a variety amenities such as pickleball and tennis courts, a large pool, a boat launch with boat storage, and fitness rooms. The mobile home title was canceled in 2018, effectively classifying it as a permanent, attached structure. Don't miss this opportunity to enjoy a comfortable lifestyle in a vibrant community!

Recent: **02/17/2025 : NEW**

Land, Site, and Tax Information

Legal Desc: UNIT 7 KINGS GATE SEC 1 DCT 89

SE/TP/RG: 29-38-19

Subdivision #:

Between US 1 & River:

Tax ID: [0379091007](#)

Taxes: \$805

Homestead: No

CDD: No

AG Exemption YN:

Alt Key/Folio #: 0379091007

Add Parcel: No

of Parcels:

Ownership: Condominium

SW Subd Condo#:

Development:

Flood Zone: AE

Floors in Unit/Home: One

Bldg Name/#:

Book/Page: 971-715

MH Make:

Land Lease Y/N: No

Land Lease Fee:

Planned Unit Dev:

Lot Dimensions:

Existing Lease/Tenant: No

Days Notice To Tenant If Not Renewing:

Water Frontage:No

Water Access: Yes-Brackish Water

Water View: No

Addtl Water Info:

Zoning: RMH

Future Land Use:

No Drive Beach:

Zoning Comp:

Tax Year: 2024

Annual CDD Fee:

Block/Parcel:

Front Exposure: Northwest

Lot #: 7

Other Exemptions:

Additional Tax IDs:

Complex/Comm Name:

SW Subd Name: Kings Gate Club

Flood Zone Date: 03/27/2024

Flood Zone Panel: 12115C0243G

Floor #:

Total # of Floors:

Census Block:

Census Tract: 27.14

MH Model:

MH Width: Single Wide

Lot Size Acres: 0.05

Lot Size: 2,186 SqFt / 203 SqM

Monthly Rental Amount:

End Date of Lease:

Month To Month Or Weekly Y/N:

Waterfront Ft: 0

Water Name:

Water Extras: Yes-Minimum Wake Zone

Interior Information

A/C: Central Air

Heat/Fuel: Electric

Heated Area Source:Owner Provided

Laundry Features: Common Area, Laundry Room

Fireplace: No

Accessibility Features:

Utilities: Electricity Connected, Sewer Connected

Water: Public

of Wells:

Additional Rooms:

Interior Feat: Ceiling Fans(s), Primary Bedroom Main Floor, Thermostat, Window Treatments

Appliances Incl: Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

Room Type

Level

Approx Dim

Flooring

Closet Type

Features

Living Room

First

Kitchen

First

Primary Bedroom

First

Built-in Closet

Flooring Covering: Laminate

Security Feat:

Total Area Source: Owner Provided

Window Features:

Furnishings:Optional

Sewer: Public Sewer

of Septics:

Exterior Information

Other Structures:

Ext Construction: Vinyl Siding

Roof: Built-Up, Membrane

Foundation: Pillar/Post/Pier

Property Attached Y/N:

Garage Dim:

Property Description:

Architectural Style:

Ext Features: Hurricane Shutters

Other Equipment:

Patio And Porch Features:

Pool: Community

Pool Features:

Vegetation:

View:

Farm Type:

Horse Amenities:

of Stalls:

Road Surface Type: Asphalt

Road Responsibility:

Pool Dimensions:

Spa and Features:

Barn Features:

Fencing:

Paddocks/Pastures:

Green Features

Disaster Mitigation:

Indoor Air Quality:

Green Energy Features:

Green Energy Generation:

Solar Panel Ownership:

Green Water Features:

Green Landscaping:

Green Sustainability:

Dock Information

Dock Y/N Yes

Dock Yr Blt

Dock Dim 4x30

Dock Maint Fee

Dock Lift Capacity

Dock Description Clubhouse

Community Information

Community Features: Buyer Approval Required, Deed Restrictions, Fitness Center, Gated Community - No Guard, Golf Carts OK, Pool, Tennis Courts

Comm/Assoc Water Feat:Community Boat Ramp, Dock

Fee Includes: Community Pool, Maintenance Exterior, Maintenance Grounds, Maintenance Repairs, Pool Maintenance, Recreational Facilities, Sewer, Trash, Water

Association Amenities: Fitness Center, Gated, Laundry, Maintenance, Pickleball Court(s), Pool, Recreation Facilities, Shuffleboard Court, Tennis Court(s)

HOA / Comm Assn: No

HOA Fee:

HOA Pmt Sched:

Mo Maint\$(add HOA):

Master Assn/Name:Yes / King's Gate Association

Master Assn Fee:\$312.00 / Monthly

Master Assn Ph:

Monthly HOA Amount:

Other Fee:

Condo Fee: \$312 / Monthly

Monthly Condo Fee: \$312

Housing for Older Per: Yes

Affidavit:

Expire/Renewal Date:

FCHR Website Y/N:

Can Property be Leased: No

Building Elevator Y/N:

Association Approval Required: Yes

Approval Process: Call association manager for approval process details. Allow 30 days for buyer approval process.

Additional Lease Restrictions:

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