



\$ 385,000



## 621 Fair Winds Dr Unit 621, Nokomis, FL 34275

- » Beds: 2 | Baths: 2 Full
- » MLS #: N6142712
- » Single Family | 1,260 ft<sup>2</sup>
- » More Info: [621FairWindsDrUnit621.lsForSale.com](http://621FairWindsDrUnit621.lsForSale.com)



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### Remarks

One or more photo(s) has been virtually staged. Boater's Paradise - Canal-Front Villa with Deeded Boat Slip in Fair Winds Village Move-in-ready 2-bedroom, 2-bath villa located on a peaceful canal with direct Gulf access in under 10 minutes. This rare offering includes a 20-ft deeded boat slip with water and electric, conveying with the property-no waitlist required. Enjoy boating, fishing, kayaking, and wildlife viewing right from your backyard. Recently renovated and designed for low-maintenance coastal living, this villa features hurricane impact-rated windows throughout, a brand-new AC system, and solid concrete block construction. The open layout provides tranquil canal views and easy indoor-outdoor living, ideal for morning coffee or sunset relaxation. Fair Winds Village is a highly desirable 55+ community offering a heated pool, pickleball, kayak launch, clubhouse, and beautifully maintained grounds. Condo fees include exterior maintenance and comprehensive insurance for true lock-and-leave convenience. Prime location just minutes to Nokomis Beach, historic downtown Venice, waterfront dining, shopping, and the Legacy Trail. Whether used seasonally or year-round, this villa delivers the best of the Gulf Coast lifestyle with nothing left to do but enjoy.