

Distributed by: **Maggie Marzella** Phone: 239-595-6596 maggiemarzella@embarqmail.com**Port of the Islands Realty LLC**▼ **Primary Photo and Map****ML# 212004151**▼ **General Property Information****ML# 212004151**

List Price: \$215,000
ML#: 212004151
Address: 121 NEWPORT DR
 NAPLES, Florida 34114-9607
County: Collier
List Price/Acre: \$977,273.00
Property ID: 68290720006
Lot: 18
Block/Bldg:
Zoning:

Status: A-Active
Property Class: Lot and Land
Geo Area: NA39 - South of US41 East SR92
Subdivision: PORT OF THE ISLANDS
Development: PORT OF THE ISLANDS
Subdivision #: 571000
Lot Type: Residential Lot
Parcels: 1
Sec/Town/Rng: 9/52/28
Legal Unit:

Virtual Tour URL:**Land Use Code:****Other PIDs:****Legal:** PORT OF THE ISLANDS PH 1 LOT 18**Listing Broker:** Port of the Islands Realty LLC▼ **Detailed Property Information****ML# 212004151****Property Information:**

Great wide and long water view from this single family home lot at Port of the Islands. Lot has southeastern exposure - watch the morning sunrise over the Everglades. One of the few lots left at the Port with a seawall. Plenty of space for a boat dock and lift. Nice area of custom built homes. Deed restrictions allow for single family homes with minimum two-car garage. Room for a pool. Port Marina just down the street. Direct access to the famous Ten Thousand Islands and the Gulf. Great boating and fishing. Private beaches and shelling. Manatees, alligators, and lots of nature in the area. Port of the Islands is a small unique community located on the edge of the Everglades. The community is surrounded by thousands of acres of state and federal protected lands. A great get-away, yet only 20 miles to downtown Naples and 15 miles to Marco Island. 80 miles to Miami.

Approx. Lot Size: 102x148x62x133**Acres:** 0.22**Approx SqFt. Land:** 9,583**Rear Exposure:** SE**Elevation:****Lot Desc.:** Regular**Restrictions:** Deeded

Utilities: Cable, Electric, Phone Line, Trash Removal, Underground Wiring, Irrigation Water, Sewer, Water

Usage: Single Family**Road:** Paved**Subdivision Info:****Sewer:** Central**Water:** Central**Trees:** None**Ground Cover:** Grass**Land:** Build to Suit, Cleared, Filled, Street Lights**Avail. Documents:** Deed Restrictions, Survey**View:** Bay, Canal, Intersecting Canal**Dock:** Remarks**Boat Access:****Waterfront Desc.:** Canal Width 151+, Gulf Access, No Bridge, Seawall, Intersecting Canals

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