

# SunshineMLS.com

This property information distributed by: Maggie Marzella

Port of the Islands Realty LLC Office Phone: 239-394-7304

Agent Phone: 239-595-6596 Agent Fax: 239-642-4941 Email: maggiemarzella@embarqmail.com

## General Property Information

**Address:** 175 CAYS DR  
NAPLES, Florida  
34114-9629

**County:** Collier

**Lot Type:** Residential Lot

**Property ID:** 68300003105

**Subdivision #:** 571300

**Development:** PORT OF THE ISLANDS

**Subdivision:** PORT OF THE ISLANDS

**Taxes:** \$4,318

**Tax Description:** County Only, No Homestead

**List Broker:** Port of the Islands Realty LLC

**Zoning Code:**

**Legal:** PORT OF THE ISLANDS (THE CAYS) PHASE II LOT 55

**Virtual Tour URL:**

**ML#:** 209034347

**Status:** A-Active

**(Geo) Area:** NA39

**Block:**

**Lot:** 55

**Legal Unit:**

**Sec/Twn/Rng:** 9/52/28

**Special Assess:** \$0

**Tax Year:** 2009

**Price/Acre:** \$747,222.00

**List Price: \$269,000**



## Detailed Property Information

### Property Information:

Large waterfront single family home lot with long water views of a wide canal. With 185' road frontage, this lot would be perfect for a circular driveway. Western exposure provides great sunset views. Direct access through the picturesque Ten Thousand Islands National Wildlife Refuge to the Gulf. Lot is located in the "Sanctuary Point Neighborhood" in an area of new custom-built homes. Deed restrictions allow for single family homes with a minimum two-car garages. Pools, boat docks, and lifts are allowed. Port of the Islands is a unique community surrounded by thousands of acres of state and federal protected lands. Lots of great boating, fishing, and nature. 20 miles to downtown Naples and 80 miles to Miami.

<b>Approx. Lot Size:</b>	185x145x57x205	<b>Water:</b>	Central
<b>Lot Desc.:</b>	Corner	<b>Sewer:</b>	Central
<b>Acres:</b>	0.36	<b>Usage:</b>	Single
<b>Utilities Available:</b>	Cable, Electric, Phone Line, Trash Removal, Irrigation Water, Sewer	<b>Trees:</b>	
<b>Road:</b>	Paved	<b>Ground Cover:</b>	Brush, Grass
<b>Rear Exposure:</b>	W	<b>Land:</b>	
<b>Elevation:</b>		<b>Waterfront Desc.:</b>	Canal Width 151+, Gulf Access, No Bridge
<b>Approx. SqFt of Land:</b>	0.00	<b>Water Access:</b>	Gulf Access, No Bridges
<b>Soil Type:</b>		<b>Dock:</b>	
<b>Available Documents:</b>		<b>Subdivision Info:</b>	
<b>View:</b>	Canal, Intersecting Canal		

The source of this real property information is the copyrighted and proprietary database compilation of SunshineMLS, LLC. Copyright 2002-2009 SunshineMLS, LLC. All rights reserved. The accuracy of this information including, but not limited to, any information about the size or area of lots, structures, or living space, such as room dimensions, square footage calculations, or acreage, is not warranted or guaranteed. This information should be independently verified if any person intends to engage in a transaction based upon it.