

# SunshineMLS.com

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## Residential Property

**Address:** 194 NEWPORT DR #906  
NAPLES, Florida  
34114-9699

**County:** Collier  
**Property ID:** 75690002281  
**Subdivision #:** 650500

**Legal Unit:**  
**Block/Bldg:**

**Lot:** 906  
**Tax Year:** 2010

**Taxes:** \$3,317  
**Special Assess:** \$0

**Tax Description:** County Only

**Legal:** SUNSET CAY VILLAS III A CONDOMINIUM UNIT 906

**Virtual Tour URL:** <http://rtvpix.com/rst/RE-4811-1QL7WM-01>

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

**ML#:** 209038599  
**Status:** A-Active  
**(GEO) Area:** NA39  
**Furnished:** Turnkey  
**Subdivision:** SUNSET CAY VILLAS  
**Development:** PORT OF THE ISLANDS  
**Sec/Twn/Rng:** 9/52/28  
**Condo Fee:** \$0  
**Master HOA Fee:** \$0 Covered by HOA Payment  
**HOA Fee:** \$1,099 Quarterly  
**Price/SqFt:** \$161.20

**\$159,000**

**List Price: ~~\$179,900~~**



## Detailed Property Information

### Property Information:

SELLER FINANCING AVAILABLE. Cozy turnkey condo decorated in a tasteful nautical theme. Great southwest views of a wide waterway and the state preserve. Floating boat dock is right behind the building. Up to a 24' boat. Direct access to the Gulf through the beautiful 10,000 Islands. This unit has been meticulously maintained and is in excellent condition. Upgraded appliances in the kitchen. New 18" tile in kitchen, hallways, and baths. Electric and roll down shutters. Unit is very convenient to the community pool. Located at Port of the Islands, a unique community near the Everglades. The area is surrounded by thousands of acres of state and federal protected lands. Very quiet and peaceful. Great boating and fishing. Lots of nature.

**Building Desc:** Contemporary, Split  
Bedrooms

**Ownership Desc:** Condo  
**Building Design:** Low Rise (1-3 Floors)

**Bedrooms:** 2 Bed  
**Full/Half Baths:** 2 /0

**Garage Spaces:** 1 - Detached

**Carport Spaces:** -

**Parking:** Guest, Common, Paved Parking

**Private Pool:** No

**Private Spa:** No

**Acres:** 0.00

**Security:** Patrolled

**Waterfront Desc.:** Canal Width 151+, Gulf Access, No Bridge

**Boat Access:** Dock Included, Gulf Access, No Bridges

**View:** Canal, Preserve, Intersecting Canal

**Bedroom:** Split Bedrooms

**Dining:** Breakfast Bar, Dining - Living

**Kitchen:** Pantry

**Master Bath:** Shower Only

**Rooms:** Laundry Room in Residence, Screened

**Balcony**

**Building #:**  
**Community Type:** Boating

**Builder Product:** No

**Unit Floor:** 2

**Total Floors:** 2

**Units in Building:**

**Units in Complex:**

**Elevator:** None

**Rear Exp:** SW

**Year Built:** 1996

**Approx. Living Area:** 1,116

**Approx. Total Area:** 1,251

**Cable:** Yes

**Lot Desc.:** County, Cul-De-Sac

**Approx. Lot Size:** 0 X0 X0 X0

**Guest House:**

**Guest House L.A.:**

**Construction:** Concrete Block, Stucco

**Roof:** Tile

**Flooring:** Carpet, Ceramic Tile

**Cool:** Ceiling Fans, Central Electric

**Heat:** Central Electric

**Water:** Central

**Sewer:** Central

**Irrigation:** Reclaimed

**Restrictions:** Deeded

**Pets:** With Approval

### Windows:

**Interior Features:** Cathedral Ceiling, Cable Prewire, Smoke Detectors, Volume Ceiling, Walk-In Closet, Window Coverings

**Exterior Features:** Shutters Electric

**Equipment:** Auto Garage Door, Dishwasher, Disposal, Dryer, Microwave, Range, Smoke Detector, Washer, Refrigerator/Icemaker

**Amenities:** Bike And Jog Path, Community Pool, Marina

**Maintenance:** Legal/Accounting, Cable, Irrigation Water, Lawn/Land Maint, Manager, Master Assn. Fee Included, Pest Control

**Exterior, Insurance, Rec Facilities, Repairs, Reserve, Trash Removal**

<b>Living Rm:</b>	<b>Great Rm:</b> 21x14	<b>Dining Rm:</b>	<b>Kitchen:</b> 13x12	<b>Family Rm:</b>
<b>Master BR:</b> 15x14	<b>2nd BR:</b> 13x11	<b>3rd BR:</b>	<b>4th BR:</b>	<b>5th BR:</b>
<b>Den:</b>	<b>Lanai:</b> 13x10	<b>Utility Rm:</b>	<b>Garage:</b>	<b>Ceil Fans:</b> 5

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