

206 NEWPORT DR. #803

Listing Agent Sheryl Gilbert 239-248-2141



\$185,000

List Price: ~~\$205,000~~

MLS#: 211506566

Sunset Cay Villas

2 Bedroom/2 Bath/Den 1st Floor Condo With Detached Garage

Living Area: 1,257 approx. Total Area: 1,395

This beautifully decorated 2BR/2BA/den ground-floor unit has been totally refurbished with quartz countertops and cabinets in kitchen and bathrooms with a stainless kitchen including a rolling prep-cart for extra storage. Tile flooring throughout with neutral carpet in 2 bedrooms. All closets are "California" style for extra organization and storage, All rooms have neutral coverings and hurricane shutters with electric shutters on Lanai, manual roll-downs on Master window and see-through panels on front. Reflective window film recently installed for privacy and sun protection. Bedrooms and den have crown molding, Furnishings included except for antiques, art, photos, electronics and personal effects. Includes a floating boat dock with ramp just outside lanai door accomodates up to a 24' boat with water view and direct Gulf access. Port of the Islands is a unique community surrounded by State and Federal preserves allowing maximum privacy and serenity. Across from the pool!

Pets Allowed: 2 Pets, 50 lbs.

Year Built: 1997

Equipment: Auto Garage Door, Cooktop,
Dishwasher, Disposal, Dryer, Microwave, Self
Cleaning Oven, Smoke Detector, Washer, Satellite
Dish, Refrigerator/Icemaker

Flooring: Ceramic Tile, Carpet

Heat & AC: Central Electric

Irrigation: Central

Total Tax Bill: \$2,484 - Tax Year: 2010

HOA Fee: \$960 Quarterly

HOA Description: Mandatory

Days of Lease: 30 - Num of Leases/Yr: 12

Maintenance: Legal/Accounting, Irrigation Water,
Lawn/Land Maint, Manager, Master Antenna/
Satellite, Master Assn. Fee Included, Pest Control
Exterior, Insurance, Reserve, Street Lights, Street
Maintenance

Port of the Islands Realty

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