

# SunshineMLS.com

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## General Property Information

**Address:** 227 CAYS DR  
NAPLES, Florida  
34114-9633

**County:** Collier

**Lot Type:** Residential Lot

**Property ID:** 74890001724

**Subdivision #:** 641500

**Development:** PORT OF THE ISLANDS

**Subdivision:** PORT OF THE ISLANDS

**Taxes:** \$3,966

**Tax Description:** County Only

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

**Zoning Code:**

**Legal:** STELLA MARIS LOT 72 & A PORTION OF TRACT C DESC IN OR 2808 PG 981

**ML#:** 210040691

**Status:** A-Active

**(Geo) Area:** NA39

**Block:**

**Lot:** 72

**Legal Unit:**

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

**Special Assess:** \$0

**Tax Year:** 2009

**Price/Acre:** \$795,454.55

**List Price: \$175,000**



**Virtual Tour URL:**

## Detailed Property Information

### Property Information:

A GREAT BUY! WATCH THE SUNRISE IN THE MORNING AND THE SUNSET IN THE EVENING FROM THIS DIRECT ACCESS LOT AT PORT OF THE ISLANDS. LOT HAS GREAT LONG AND WIDE WATER VIEW TO THE WEST AND PEACEFUL VIEW OF THE EVERGLADES TO THE EAST. THIS IS ONE OF ONLY A FEW SINGLE FAMILY LOTS LEFT WITH A SEAWALL AT THE PORT. BOAT DOCK HAS ALREADY BEEN INSTALLED. LOT IS LOCATED IN AN AREA OF CUSTOM BUILT HOMES. PLENTY OF ROOM FOR A POOL. DIRECT ACCESS TO THE FAMOUS TEN THOUSAND ISLANDS AND THE GULF FOR SOME OF THE BEST FISHING IN THE WORLD. FULL SERVICE MARINA ALSO LOCATED IN COMMUNITY. PORT OF THE ISLANDS IS A SMALL UNIQUE DEVELOPMENT SURROUNDED BY THOUSANDS OF ACRES OF STATE AND FEDERAL PROTECTED LANDS. LOCATED ONLY 20 MILES FROM DOWNTOWN NAPLES, 15 MILES FROM MARCO ISLAND, AND 80 MILES TO MIAMI, THIS IS A GREAT GET-AWAY LOCATION, THE AREA OFFERS GREAT FISHING AND BOATING, NATURE AND LOTS OF WILDLIFE.

<b>Approx. Lot Size:</b>	75x125x75x125	<b>Water:</b>	Central
<b>Lot Desc.:</b>	County, Regular	<b>Sewer:</b>	Central
<b>Acres:</b>	0.22	<b>Usage:</b>	Single
<b>Utilities Available:</b>	Cable, Electric, Phone Line, Trash Removal, Underground Wiring, Irrigation Water, Sewer, Water	<b>Trees:</b>	Other/Remarks
<b>Road:</b>	Paved, Public	<b>Ground Cover:</b>	Brush, Grass
<b>Rear Exposure:</b>	W	<b>Land:</b>	Build to Suit, Cleared, Curb, Filled, Sidewalks, Street Lights
<b>Elevation:</b>		<b>Waterfront Desc.:</b>	Canal Width 151+, Gulf Access, Seawall, Intersecting Canals
<b>Approx. SqFt of Land:</b>	9,400.00	<b>Water Access:</b>	Dock Deeded, Dock Included, Gulf Access, No Bridges
<b>Soil Type:</b>		<b>Dock:</b>	
<b>Available Documents:</b>		<b>Subdivision Info:</b>	Mandatory HOA
<b>View:</b>	Bay, Canal, Preserve, Intersecting Canal		

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