

# SunshineMLS.com

## Residential Property

**ML#:** 208007154  
**Address:** 25081 PEACOCK LN  
 #102  
 NAPLES, Florida 34114  
**County:** Collier  
**Status Type:** Resale Property  
**Price/SqFt:** \$129.73  
**Property ID:** 64702101489  
**Lot:** 102  
**Block/Bldg:** 19  
**Zoning:**  
**Legal:** ORCHID COVE A CONDOMINIUM BLDG 19-102

**Status:** A-Active  
**(GEO) Area:** NA39  
**Subdivision:** ORCHID COVE  
**Development:** PORT OF THE ISLANDS  
**Subdivision #:** 529970  
**Furnished:** Unfurnished  
**Sec/Twn/Rng:** 4/52/28  
**Legal Unit:**

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



## Detailed Property Information

### Property Information:

BEAUTIFUL WATERFRONT VIEWS OF THE RIVER, BAY & NATURE PRESERVE FROM THIS DELIGHTFUL 2/2 LOWER. BRAND NEW NEVER LIVED IN, POURED CONCRETE CONSTRUCTION WITH IMPACT GLASS. RAISED PANEL CABINETS. SOLID SURFACE COUNTERTOPS, LARGE OPEN ROOMS, HIGH CEILINGS, SCREENED LANAI, PAVER WALK & DRIVE, ATTACHED GARAGE. BEAUTIFULLY LANDSCAPED, MARINA ACROSS THE ROAD. QUIET BOATING & FISHING COMMUNITY ADJACENT TO NATURE PRESERVE..

<b>Building Desc:</b> End-Unit, 2 Story	<b>Building #:</b> 19	<b>Elevator:</b> None
<b>Ownership Desc:</b> Condo	<b>Community Type:</b> Boating	<b>Rear Exp:</b> S
<b>Building Design:</b> Low Rise (1-3 Floors)	<b>Builder Product:</b> No	<b>Year Built:</b> 2007
<b>Bedrooms:</b> 2 Bed	<b>Unit Floor:</b> 1	<b>Approx. Living Area:</b> 1,349
<b>Full/Half Baths:</b> 2 / 0	<b>Total Floors:</b> 2	<b>Approx. Total Area:</b> 1,711
<b>Garage Spaces:</b> 1 - Attached	<b>Units in Building:</b> 4	<b>Cable:</b> Yes
<b>Carport Spaces:</b> -	<b>Units in Complex:</b> 144	
<b>Parking:</b>	<b>Lot Desc.:</b> Regular	
<b>Private Pool:</b> No	<b>Approx. Lot Size:</b> 0 X0 X0 X0	
<b>Private Spa:</b> No	<b>Guest House:</b>	
<b>Acres:</b> 0.00	<b>Guest House L.A.:</b>	
<b>Security:</b> None	<b>Construction:</b> Concrete Block	
<b>Waterfront Desc.:</b> Bay, River, No Gulf Access	<b>Roof:</b> Tile	
<b>Boat Access:</b> Marina	<b>Flooring:</b> Carpet, Ceramic Tile	
<b>View:</b> Bay, Preserve, River	<b>Cool:</b> Central Electric	
<b>Bedroom:</b> Master BR Ground	<b>Heat:</b> Central Electric	
<b>Dining:</b> Dining - Living, Eat-in Kitchen	<b>Water:</b> Assessment Paid	
<b>Kitchen:</b> Pantry	<b>Sewer:</b> Assessment Paid, Betterment	
<b>Master Bath:</b> Dual Sinks, Shower Only	<b>Irrigation:</b> Assessment Paid	
<b>Rooms:</b> Screened Lanai/Porch, Laundry Room in Residence	<b>Restrictions:</b> Deeded	
<b>Windows:</b> Casement	<b>Pets:</b> With Approval	
<b>Interior Features:</b> Built-In Cabinets, Cable Prewire, Pantry, Smoke Detectors, Walk-In Closet		
<b>Exterior Features:</b> Tennis Court		
<b>Equipment:</b> Auto Garage Door, Dishwasher, Disposal, Dryer, Microwave, Range, Self Cleaning Oven, Smoke Detector, Washer, Refrigerator/Icemaker		
<b>Amenities:</b> Clubhouse, Community Pool, Sidewalk, Streetlight, Tennis Court, Underground Utilities, Marina		
<b>Living Rm:</b> 16X15	<b>Great Rm:</b>	<b>Dining Rm:</b> 9X9
<b>Master BR:</b> 16X13	<b>2nd BR:</b> 13X11	<b>Kitchen:</b> 16X11
<b>Den:</b>	<b>Lanai:</b> 8X15	<b>4th BR:</b>
		<b>Garage:</b> 20X11
		<b>Family Rm:</b>
		<b>5th BR:</b>
		<b>Ceiling Fans:</b> 0

## Financial/Transaction Information

**Total Tax Bill:** \$3,352  
**Tax Description:** County Only  
**HOA Fee:** \$0  
**Master HOA Fee:** \$0  
**Condo Fee:** \$805 Quarterly  
**Min. Days of Lease:** 30  
**Transfer/Other Fee:** \$0  
**Maintenance:** Cable, Irrigation Water, Lawn/Land Maint, Insurance  
**Approval:** Application Fee, Buyer  
**Possession:** At Closing  
**Special Info:** Deed Restrictions  
**Taxing District:** Community Development District

**Tax Year:** 2009  
**Special Assess:** \$0  
**Land Lease:** \$0  
**Mand. Club Fee:** \$0  
**Amenity/Rec Fee:** \$0  
**Num of Leases/Yr:** 12  
**Application Fee:** \$100  
**Management:** Developer  
**Terms:** Buyer Finance/Cash  
**HOA Description:**

## Office Information

**Broker Code:** NPOI  
**Office Name:** Port of the Islands Realty LLC  
**Office Address:** 24998 Tamiami Trail East  
Naples, FL 34114-9659  
**Office Phone:** 239-394-7304  
**Office Fax:** 239-394-8090

**Public ID:** N621415  
**Listing Agent:** Sheryl Lynn Gilbert  
**Agent Phone:** 239-248-2141  
**Agent Fax:** 239-642-1819  
**Email Address:** sherylgilbert@earthlink.net  
**CoList Agent ID:**  
**CoList Agent Name:**  
**CoList Agent Phone:**  
**CoList Agent Fax:**  
**CoList Agent Email:**  
**CoList Broker Code:**

## Listing Information

**Owner's Name:** COLLIER, DOUG & CAROL  
**Bonus Amount:**  
**Foreclosed (REO):** No  
**Potential Short Sale:** No  
**Short Sale Comp:**  
**Buyer Agent Comp:** 2.5%  
**Trans Broker Comp:** 2.5%  
**Non-Rep Comp:** 2.5%  
**Photo Instructions:** Agent Uploads Photo  
**Listing On Internet:** Yes  
**AVM:** Yes  
**Internet Sites:** Broker Reciprocity, NaplesArea.com, Realtor.com  
**Virtual Tour URL:** <http://rtvpix.com/rst/RE-2055-QFG6QP-01>  
**Date Expired:** 8/3/2010  
**Listing Date:** 2/8/2008  
**Listing Type:** Exclusive Right to Sell  
**Is there a sign on the property with Seller contact information:** No  
**Contact Seller for showing:** Yes  
**Listing Broker will be available on contract presentation and negotiations:** Yes  
**Listing Broker will perform post contract services:** Yes  
**Limited Service Listing Y/N:** No

**Showing Info:** Call Listing Office  
**Appointment Req.:** Yes  
**Appointment Phone:** 239-394-7304  
**Joint Agency:** No  
**Variable Rate Comm:** No  
**Number of Images:** 8  
**Target Marketing:** Yes  
**Property Address on Internet:** Yes  
**Blogging:** No

## Confidential Information

## Directions

ON US41 GO EAST PAST 951 (COLLIER BLVD) FOR 14 MILES TO PORT OF THE ISLANDS, ENTRANCE ON LEFT (NORTH SIDE) BIG SIGN, ORCHID COVE. TURN RIGHT AT PEACOCK LN TO 25085 PEACOCK LN