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Residential Property

Address: 254 NEWPORT DR #408
NAPLES, Florida 34114

County: Collier
Property ID: 75690014321
Subdivision #: 650545

Legal Unit:
Block/Bldg:
Lot: 408
Tax Year: 2009
Taxes: \$3,836
Special Assess: \$0

ML#: 210025123
Status: A-Active
(GEO) Area: NA39
Furnished: Unfurnished
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: \$1,000 Quarterly
Price/SqFt: \$160.39

\$159,900

List Price: ~~\$179,000~~

Tax Description: County Only, No Homestead
Legal: SUNSET CAY VILLAS XII A CONDOMINIUM UNIT 408
Virtual Tour URL: <http://rtvpix.com/rst/RE-6504-5V8NK6-01>
List Broker: Port of the Islands Realty LLC



Detailed Property Information

Property Information:

Lowest priced 2/2 condo at Port of the Islands with direct access to the Gulf and a garage. This 2nd floor condo is in like-new condition, used only on few weekends. Great wide water view with beautiful preserves in the background. Direct Gulf access boat dock behind condo. Custom cabinets, Corian, upgraded appliances, and extended breakfast bar in kitchen. Like new carpet and tile on floors. Decorative ceiling fans and custom window treatments. Port of the Islands is a unique community with direct access to the Gulf and 10,000 Islands. The area is surrounded by thousands of acres of state and federal preserve lands. Lots of great fishing, boating, and nature. Located only 15 miles from Marco, 20 miles from downtown Naples, and 80 miles to Miami.

Building Desc: Great Room, Split Bedrooms
Ownership Desc: Condo
Building Design: Low Rise (1-3 Floors)
Bedrooms: 2 Bed
Full/Half Baths: 2 /0
Garage Spaces: 1 - Detached

Building #:
Community Type: Boating
Builder Product: No
Unit Floor: 2
Total Floors: 2
Units in Building:
Units in Complex:

Elevator: None
Rear Exp: W
Year Built: 2000
Approx. Living Area: 1,116
Approx. Total Area: 1,251
Cable: Yes

Carport Spaces: -
Parking: 1 Assigned, Guest, 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, Marina, No Bridges
View: Canal, Preserve
Bedroom: Split Bedrooms
Dining: Breakfast Bar, Dining - Living, Eat-in Kitchen
Kitchen:
Master Bath: Shower Only
Rooms: Laundry Room in Residence, Screened Balcony

Lot Desc.: County
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: Limits

Windows:
Interior Features: Cathedral Ceiling, Cable Prewire, Smoke Detectors, Walk-In Closet, Window Coverings
Exterior Features: Private Road
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, Fidelity Bond, Irrigation Water, Lawn/Land Maint, Manager, Master Assn. Fee Included, Pest Control Exterior, Insurance, Rec Facilities, Repairs, Reserve, Trash Removal

Living Rm:	Great Rm: 21X14	Dining Rm:	Kitchen: 13X12	Family Rm:
Master BR: 14X14	2nd BR: 13X11	3rd BR:	4th BR:	5th BR:
Den:	Lanai: 13X10	Utility Rm:	Garage:	Ceil Fans: 5

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