



ML#/Status: 210001330 / A-Active
Property Class: Residential
List Price: **\$199,000**
Address: 266 NEWPORT DR, #307
 NAPLES, Florida 34114
County: Collier
Geo Area: NA39 - South of US41 East SR92
Subdivision: SUNSET CAY VILLAS
Development: PORT OF THE ISLANDS
Status Type: Resale Property
List Price/SqFt: \$150.00
Furnished: Unfurnished
Property ID: 75690007147
Listing Broker: Port of the Islands Realty LLC

2011 TAXES **\$3,632**
ASSOC FEES **\$1,189/QTR**

Property Information:

THIS 3 BR, 2 BA, UPSTAIRS, END UNIT IS LOCATED AT PORT OF THE ISLANDS ON THE EDGE OF THE PEACE AND QUIET OF THE EVERGLADES. BUT IS STILL ONLY 20 MILES FROM THE SHOPPING AND ATTRACTIONS OF DOWNTOWN NAPLES AND 15 MILES FROM MARCO ISLAND. LONG WATER VIEWS FROM LANAI AND FRONT. SEE SUNSETS, FISH JUMPING, MANATEE AND ALLIGATORS. BOAT SLIP AT FLOATING DOCK FOR DIRECT ACCESS TO THE 10,000 ISLANDS AND THE GULF.

Bedrooms: 3 Bed	Ownership Desc: Condo	Pets: With Approval
Baths: 2 (0 half)	Garage Spaces: 1 - Detached	Pets - Max. Weight:
Rear Exp.: W	Carport Spaces: -	Pets - Max. Number:
Year Built: 2001	Units in Building: 12	Pets - Other Limits:
Building #: 3	Acres: 0.00	Units in Complex:
Unit Floor: 2	Elevator: None	Builder Product: No
Total Floors: 2	Cable: Yes	Approx. Lot Size: 0x0x0x0
Approx. Living Area: 1,321	Approx. Total Area: 1,451	
Building Design: Low Rise (1-3 Floors)	Lot Desc.: Regular	
Building Desc: End-Unit, 2 Story, Garden Apt	Roof: Tile	
Cooling: Ceiling Fans, Central Electric, Humidistat	Sewer: Central	
Construction: Concrete Block	Water: Central	
Flooring: Carpet, Ceramic Tile	Windows: Double Hung, Sliding	
Heat: Central Electric	Exterior Finish: Stucco	
Irrigation: Reclaimed	Floor Plan Type:	
Kitchen: Pantry	Community Type: Boating	
View: Canal, Preserve, Water	Waterfront Desc.: Canal Width 151+, Canal, Gulf Access, Rip Rap, Mangrove, Navigable, Salt Water	

Private Pool: No -
Private Spa: No -
Amenities: Community Pool, Sidewalk, Streetlights, Underground Utilities, Marina
Bedroom: Master BR Upstairs, Split Bedrooms
Boat Access: Dock Included, Gulf Access, Marina, No Bridges
Dining: Breakfast Bar, Dining - Living, Eat-in Kitchen
Equipment: Auto Garage Door, Cooktop, Dishwasher, Disposal, Dryer, Microwave, Range, Self Cleaning Oven, Smoke Detector, Washer, Refrigerator/Icemaker
Exterior Features: Patio
Interior Features: Vaulted Ceiling, Built-In Cabinets, Cable Prewire, Pantry, Smoke Detectors, Walk-In Closet
Master Bath: Shower Only
Parking: 1 Assigned, Guest, Common, Driveway Paved
Rooms: Screened Lanai/Porch, Laundry Room in Residence, Guest Bath, Guest Room
Restrictions: Deeded, Limited Number Vehicles, No RV, No Commercial
Security: None
Storm Protection: Shutters
Virtual Tour URL: <http://rtvpix.com/rst/RE-7104-Q7X20H-01>
Elementary/Middle/High School:

The source of this real property information is the SunshineMLS, LLC copyrighted and proprietary database compilation. Copyright © 2002-2012 SunshineMLS, LLC. All rights reserved. This information including, but not limited to, any information about the size or area of lots, structures, or living space such as room dimensions, square footage calculations, or acreage is believed to be accurate, but is not warranted or guaranteed. This information should be independently verified before any person enters into a transaction based upon it.