



ML#/Status: 211013901 / A-Active
Property Class: Residential
List Price: \$115,000
Address: 326 NEWPORT DR, #1703
 NAPLES, Florida 34114
County: Collier
Geo Area: NA39 - South of US41 East SR92
Subdivision: SUNSET CAY LAKES
Development: PORT OF THE ISLANDS
Status Type: Resale Property
List Price/SqFt: \$91.00
Furnished: Turnkey
Property ID: 75680001564
Listing Broker: Port of the Islands Realty LLC

Property Information:

Beautifully turnkey furnished three bedroom 2 bath condominium located in the edge of the Everglades at Port of the Islands. Great location for residence, vacation home, weekend getaway, or rental property. Rear view is of the heated pool steps away, a lake and a preserve that is a Federal Park. The Port of the Islands Marina is across the street and provides direct access to excellent boating and fishing in the Ten Thousand Islands and the Gulf of Mexico. Live in a peaceful serene environment yet be only 20 miles from downtown Naples and 15 miles from Marco Island restaurants, shopping and attractions. The SW Regional Airport at Fort Myers is 50 miles away and Miami is 80 miles away.

Bedrooms: 3 Bed	Ownership Desc: Condo	Pets: With Approval
Baths: 2 (0 half)	Garage Spaces: 1 - Detached	Pets - Max. Weight:
Rear Exp.: W	Carpport Spaces: -	Pets - Max. Number:
Year Built: 2004	Units in Building:	Pets - Other Limits:
Building #: 1700	Acres: 0.00	Units in Complex:
Unit Floor: 1	Elevator: None	Builder Product: No
Total Floors: 2	Cable: Yes	Approx. Lot Size: 0x0x0x0
Approx. Living Area: 1,257	Approx. Total Area: 1,395	
Building Design: Low Rise (1-3 Floors)	Lot Desc.: Regular	
Building Desc: Remarks, 2 Story, Garden Apt	Roof: Shingle	
Cooling: Ceiling Fans, Central Electric, Humidistat	Sewer: Assessment Paid, Central, Private	
Construction: Concrete Block	Water: Assessment Paid, Central	
Flooring: Carpet, Ceramic Tile, Concrete	Windows: Single Hung, Sliding	
Heat: Central Electric	Exterior Finish: Stucco	
Irrigation: Assessment Paid, Central, Reclaimed	Floor Plan Type:	
Kitchen:	Community Type: Boating	
View: Lake, Landscaped Area, Preserve	Waterfront Desc.: Lake	
Private Pool: No -		
Private Spa: No -		
Amenities: Bike And Jog Path, Community Pool, Play Area, Sidewalk, Streetlights, Underground Utilities, Marina		
Bedroom:		
Boat Access: Marina		
Dining: 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: Deck		
Interior Features: Cable Prewire, Smoke Detectors, Walk-In Closet, Window Coverings		
Master Bath: Shower Only		
Parking: Guest, 2+ Spaces, Driveway Paved		
Rooms: Screened Lanai/Porch, Laundry Room in Residence, Balcony, Guest Bath, Guest Room		
Restrictions: Deeded, Limited Number Vehicles, No RV, No Commercial		
Security: None		
Storm Protection: Shutters Manual		
Virtual Tour URL: http://rtvpix.com/rst/RE-2826-CA2VZS-01		
Elementary/Middle/High School:		

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