

Distributed by: **Sheryl Lynn Gilbert** Phone: 239-248-2141 sherylgilbert@earthlink.net**Port of the Islands Realty LLC**

ML#/Status: 211520858 / A-Active
Property Class: Residential
List Price: **\$125,000**
Address: 350 NEWPORT DR, #1910
 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: \$99.00
Furnished: Partly Furnished
Property ID: 75680002204
Listing Broker: Port of the Islands Realty LLC

Property Information:

3BR/2BA condo with view of lake from your 2nd floor Master BR and lanai with 1-car attached garage in the peace and serenity of this unique Community at Port of the Islands. Full-service Marina just across the street for no bridges to Gulf of Mexico and the famous Ten Thousand Islands along the way. Excellent fishing everywhere. Abundant wildlife including alligators, manatees, and a large variety of birds. This has newly purchased furniture and the owner occupies it occasionally. Never lived-in full-time. Make an offer!

Bedrooms: 3 Bed	Ownership Desc: Condo	Pets: With Approval
Baths: 2 (0 half)	Garage Spaces: 1 - Detached	Pets - Max. Weight:
Rear Exp.: S	Carport Spaces: 0 -	Pets - Max. Number:
Year Built: 2005	Units in Building: 12	Pets - Other Limits:
Building #:	Acres: 0.00	Units in Complex:
Unit Floor: 2	Elevator: None	Builder Product: No
Total Floors:	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: 2 Story, Contemporary	Roof: Shingle	
Cooling: Central Electric	Sewer: Assessment Paid	
Construction: Concrete Block	Water: Assessment Paid, Central, Dual Water	
Flooring: Carpet, Ceramic Tile	Windows: Arched, Single Hung	
Heat: Central Electric	Exterior Finish: Stucco	
Irrigation: Central, Reclaimed	Floor Plan Type: Great Room	
Kitchen: Pantry	Community Type: Boating	
View: Canal, Landscaped Area, Preserve, Water	Waterfront Desc.: Canal Width 151+, Canal, No Bridge, Rip Rap, Mangrove, Navigable, Salt Water	

Private Pool: No -
Private Spa: No -
Amenities: Community Pool, Streetlights, Underground Utilities, Marina
Bedroom: Master BR Upstairs, Split Bedrooms
Boat Access: Dock Lease, Dock Purchase, Marina, No Bridges
Dining: Breakfast Bar, Eat-in Kitchen
Equipment: Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Self Cleaning Oven, Smoke Detector, Washer
Exterior Features: None
Interior Features: Vaulted Ceiling, Cable Prewire, Pantry, Smoke Detectors, Volume Ceiling, Walk-In Closet, Window Coverings
Master Bath: Shower Only
Parking: Common
Rooms: Screened Lanai/Porch, Laundry Room in Residence
Restrictions: No RV, No Commercial
Security: None
Storm Protection: Shutters Manual
Virtual Tour URL:
Elementary/Middle/High School: MANATEE ELEMENTARY SCHOOL / MANATEE MIDDLE SCHOOL / LELY HIGH SCHOOL

The source of this real property information is the SunshineMLS, LLC copyrighted and proprietary database compilation. Copyright © 2002-2011 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.