

# SunshineMLS.com

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## Residential Property

**Address:** 4251 GULF SHORE  
BLVD N #9-B  
NAPLES, Florida  
34103-3427

**County:** Collier  
**Property ID:** 16061390581  
**Subdivision #:** 113500

**Legal Unit:**  
**Block/Bldg:**  
**Lot:** 9-B  
**Tax Year:** 2010  
**Taxes:** \$4,194

**Special Assess:** \$0  
**Tax Description:** City And County, Homestead

**Legal:** PARK SHORE TOWERS CONDOMINIUM NO. ONE UNIT 9-B

**Virtual Tour URL:** <http://bigshow.bigfolio.com/?s=000014518&t=f01b327f0bf6be3e8f86e89293d3d634>

**List Broker:** Premier Sotheby's International Realty

**ML#:** 210032537  
**Status:** A-Active  
**(GEO) Area:** NA05  
**Furnished:** Partly Furnished  
**Subdivision:** PARK SHORE TOWER  
**Development:** PARK SHORE  
**Sec/Twn/Rng:** 16/49/25  
**Condo Fee:** \$4,831 Quarterly  
**Master HOA Fee:** \$0  
**HOA Fee:** \$0  
**Price/SqFt:** \$436.18

**List Price: \$1,049,000**



## Detailed Property Information

### Property Information:

Panoramic Bay and Gulf views from this 9th floor, 3 bedroom, 3 bath beachfront condominium. Very light and spacious 2405 square feet of living area with two expansive terraces. The large updated kitchen has an eat-in alcove with amazing vistas and an abundance of morning sunshine. New carpet and paint highlight this spacious condo. Park Shore Tower has completed renovations including impact rate windows as well as a new roof, shutters and building exterior and new lobby designed by Lynn Lombardi, Interiors. Park Shore Tower amenities include gated entry, 24-hour security, renovated clubhouse overlooking large pool and spa area, health/fitness facility and on-site building manager. The Village on Venetian Bay is just across the Boulevard for upscale dining and shopping. The Park Shore Tower Manager's suite has been renovated and is currently converted to an attractive 2 bedroom with full kitchen Guest Suite for use by owners.

**Building Desc:** Split Bedrooms,  
Corner

**Ownership Desc:** Condo  
**Building Design:** High Rise (8 or more)

**Bedrooms:** 3 Bed

**Full/Half Baths:** 3 /0

**Garage Spaces:** 1 - Attached

**Carport Spaces:** -

**Parking:** 1 Assigned, Under Bldg Open

**Private Pool:** No

**Private Spa:** No

**Acres:** 0.00

**Security:** Entry Phone, Garage Secured, Guard At Gate, Security Guard

**Waterfront Desc.:** Gulf

**Boat Access:** Dock Lease, Dock Purchase

**View:** Gulf, Gulf and Bay

**Bedroom:** Split Bedrooms

**Dining:** Dining - Living, Eat-in Kitchen

**Kitchen:**

**Master Bath:** Other

**Rooms:** Open Lanai/Porch, Laundry Room in Residence

**Windows:** Sliding

**Interior Features:** Bar, Fire Sprinkler, Built-In Cabinets, Cable Prewire, Foyer, Smoke Detectors, Walk-In Closet, Wet Bar

**Exterior Features:** Shutters

**Equipment:** Auto Garage Door, Cooktop, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Self Cleaning Oven, Smoke Detector, Washer

**Amenities:** Beach Access, Bike Storage, Clubhouse, Community Pool, Exercise Room, Extra Storage, Trash Chute, Underground Utilities, Vehicle Wash Area, Hobby Room, Community Spa/Hot tub

**Maintenance:** Cable, Irrigation Water, Lawn/Land Maint, Manager, Pest Control Exterior, Pest Control Interior, Insurance, Reserve, Security, Trash Removal, Water, Street Lights

**Living Rm:** 17x23

**Master BR:** 17x14

**Den:**

**Great Rm:**

**2nd BR:** 14x12

**Lanai:**

**Dining Rm:** 11x11

**3rd BR:** 14x12

**Utility Rm:**

**Kitchen:**

**4th BR:**

**Garage:**

**Family Rm:**

**5th BR:**

**Ceil Fans:**

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