

SunshineMLS.com

This property information distributed by: **Angela R. Allen**

Premier Properties of Southwest Florida, Inc. REALTORS Office Phone: 239-261-6161

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Residential Property

Address: 4255 GULF SHORE
BLVD N #406
NAPLES, Florida
34103-2225

County: Collier
Property ID: 02500000540
Subdivision #: 009700

Legal Unit:
Block/Bldg:
Lot: 406
Tax Year: 2009
Taxes: \$7,039

Special Assess: \$0
Tax Description: City And County

Legal: BAY SHORE PLACE A CONDOMINIUM UNIT 406

Virtual Tour URL: <http://bigshow.bigfolio.com/?s=000013120&t=421946484e24e863991d918166923d62>

List Broker: Premier Properties of Southwest Florida, Inc. REALTORS

ML#: 209026055
Status: A-Active
(GEO) Area: NA05
Furnished: Turnkey
Subdivision: BAY SHORE PLACE
Development: PARK SHORE
Sec/Twn/Rng: 16/49/25
Condo Fee: \$2,750 Quarterly
Master HOA Fee: \$0
HOA Fee: \$0
Price/SqFt: \$547.84

List Price: \$899,000



Detailed Property Information

Property Information:

Enjoy wrap around views of The Gulf and Venetian Bay from this tastefully updated 3-bedroom condo on Park Shore Beach. New carpet, paint, furnishings and great art work. 9-foot ceilings. Large lanai. New electric shutters. Building amenities include recently renovated common areas, heated pool and spa, exercise room, board and living rooms. Bay Shore Place features two attractive guest suites, resident manager and gated security. Park Shore Beach offers a pristine white sandy beach and the sparkling waters of the Gulf of Mexico. Upscale dining and shopping is across the boulevard at the Village on Venetian Bay.

Building Desc: Split Bedrooms
Ownership Desc: Condo
Building Design: High Rise (8 or more)
Bedrooms: 3 Bed
Full/Half Baths: 2 /0
Garage Spaces: 1 - Attached
Carpport Spaces: -
Parking: 1 Assigned, Under Bldg Closed
Private Pool: No
Private Spa: No
Acres: 0.00
Security: Entry Phone, Garage Secured, Gated
Waterfront Desc.: Bay, Gulf, Gulf Access
Boat Access: Dock Lease, Dock Purchase
View: Gulf, Gulf and Bay

Bedroom:
Dining: Family - Dining
Kitchen:
Master Bath: Dual Sinks, Separate Tub And Shower
Rooms: Open Lanai/Porch, Laundry Room in Residence

Windows: Sliding
Interior Features: Fire Sprinkler, Cable Prewire, Foyer, Smoke Detectors, Walk-In Closet, Window Coverings
Exterior Features: Shutters Electric
Equipment: Auto Garage Door, Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Smoke Detector, Washer
Amenities: BBQ - Picnic, Beach Access, Community Pool, Exercise Room, Extra Storage, Guest Room, Library, Vehicle Wash Area, Community Room, Community Spa/Hot tub

Living Rm: 19x19
Master BR: 14x13
Den:

Great Rm:
2nd BR: 11x14
Lanai:

Dining Rm:
3rd BR: 10x12
Utility Rm:

Kitchen:
4th BR:
Garage:

Family Rm:
5th BR:
Ceill Fans:

Building #:
Community Type: Gated
Builder Product: No
Unit Floor: 4
Total Floors: 16
Units in Building: 103
Units in Complex:

Lot Desc.: City
Approx. Lot Size: 0 X0 X0 X0

Guest House:
Guest House L.A.:

Construction: Concrete Block, Stucco
Roof: Built-Up or Flat
Flooring: Carpet, Ceramic Tile
Cool: Central Electric
Heat: Central Electric
Water: Central
Sewer: Central
Irrigation: City
Restrictions: No RV
Pets: With Approval

Elevator: Common
Rear Exp: NW
Year Built: 1994
Approx. Living Area: 1,641
Approx. Total Area: 1,893
Cable: Yes

Financial/Transaction Information

Total Tax Bill:	\$7,039	Tax Year:	2009
Tax Description:	City And County	Special Assess:	\$0
HOA Fee:	\$0	Land Lease:	\$0
Master HOA Fee:	\$0	Mand. Club Fee:	\$0
Condo Fee:	\$2,750 Quarterly	Amenity/Rec Fee:	\$0
Min. Days of Lease:	90	Num of Leases/Yr:	2
Transfer/Other Fee:	\$0	Application Fee:	\$100
Maintenance:	Cable, Irrigation Water, Lawn/Land Maint, Manager, Pest Control Exterior, Pest Control Interior, Insurance, Reserve, Trash Removal, Water, Sewer	Management:	Professional
Approval:	Application Fee	Terms:	Buyer Finance/Cash
Possession:	At Closing	HOA Description:	
Special Info:	Seller Disclosure Available		
Taxing District:	Not Applicable		

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