

# SunshineMLS.com

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

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## Residential Property

**Address:** 4251 GULF SHORE  
BLVD N #3-A  
NAPLES, Florida  
34103-3427

**County:** Collier  
**Property ID:** 16061390086  
**Subdivision #:** 113500

**Legal Unit:**  
**Block/Bldg:**  
**Lot:** 3-A  
**Tax Year:** 2009  
**Taxes:** \$5,496

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

**Legal:** PARK SHORE TOWERS CONDOMINIUM NO. ONE UNIT 3-A

**Virtual Tour URL:** <http://www.rickbethem.com/ParkShoreTower-3A/index.html>

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

**ML#:** 209040958  
**Status:** A-Active  
**(GEO) Area:** NA05  
**Furnished:** Furnished  
**Subdivision:** PARK SHORE TOWER  
**Development:** PARK SHORE  
**Sec/Twn/Rng:** 16/49/25  
**Condo Fee:** \$3,996 Quarterly  
**Master HOA Fee:** \$0  
**HOA Fee:** \$0  
**Price/SqFt:** \$451.69

**List Price: \$949,000**



## Detailed Property Information

### Property Information:

Enjoy tropical gulf and sunset views from this spacious beachfront condo. Just renovated with 24 inch tiles, new paint and carpet. Granite countertops in large kitchen and baths. Gulf facing terrace. Condominium has over 2000 sq. ft of living space under air, total sq. ft. of approximately 2300. Park Shore Tower is just completing renovations including impact rated windows, new building exterior, new roof and shutters. Amenities include gated entry, 24 hour security, renovated beachfront clubhouse overlooking large pool and spa area with separate health and fitness facilities. The Village on Venetian Bay is just across the Blvd for upscale shopping and dining.

**Building Desc:** Split Bedrooms  
**Ownership Desc:** Condo  
**Building Design:** High Rise (8 or more)  
**Bedrooms:** 2 Bed  
**Full/Half Baths:** 2 /1  
**Garage Spaces:** 1 - Attached  
**Carpport Spaces:** -  
**Parking:** 1 Assigned, Under Bldg Closed  
**Private Pool:** No  
**Private Spa:** No  
**Acres:** 0.00  
**Security:** Garage Secured, Gated, 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:** Dual Sinks, Separate Tub And Shower  
**Rooms:** Open Lanai/Porch, Laundry Room in Residence

**Windows:** Sliding  
**Interior Features:** Fire Sprinkler, Built-In Cabinets, Foyer, Laundry Tub, Smoke Detectors, Walk-In Closet, Wet Bar, Window Coverings  
**Exterior Features:** Shutters  
**Equipment:** Auto Garage Door, Cooktop, Dishwasher, Dryer, Microwave, Refrigerator, Wall Oven, Washer  
**Amenities:** BBQ - Picnic, Beach Access, Bike Storage, Clubhouse, Community Pool, Exercise Room, Extra Storage, Streetlight, Trash Chute, Vehicle Wash Area, Hobby Room, Community Spa/Hot tub

**Living Rm:** 17x23  
**Master BR:** 19x13  
**Den:**

**Great Rm:**  
**2nd BR:** 16x12  
**Lanai:**

**Dining Rm:** 13x11  
**3rd BR:**  
**Utility Rm:**

**Kitchen:**  
**4th BR:**  
**Garage:**

**Family Rm:**  
**5th BR:**  
**Ceil Fans:**

**Building #:**  
**Community Type:** Gated  
**Builder Product:** No  
**Unit Floor:** 3  
**Total Floors:** 20  
**Units in Building:** 75  
**Units in Complex:** 75

**Lot Desc.:** City  
**Approx. Lot Size:** 0 X0 X0 X0  
**Guest House:**  
**Guest House L.A.:**  
**Construction:** Metal Frame  
**Roof:** Built-Up or Flat  
**Flooring:** Carpet, Ceramic Tile  
**Cool:** Central Electric  
**Heat:** Central Electric  
**Water:** Central  
**Sewer:** Central  
**Irrigation:** City  
**Restrictions:** None  
**Pets:** Not Allowed

**Elevator:** Common  
**Rear Exp:** NW  
**Year Built:** 1985  
**Approx. Living Area:** 2,101  
**Approx. Total Area:** 2,298  
**Cable:** Yes

## Financial/Transaction Information

**Total Tax Bill:** \$5,496  
**Tax Description:** City And County  
**HOA Fee:** \$0  
**Master HOA Fee:** \$0  
**Condo Fee:** \$3,996 Quarterly  
**Min. Days of Lease:** 90  
**Transfer/Other Fee:** \$0  
**Maintenance:** Cable, Irrigation Water, Lawn/Land Maint, Manager, Pest Control Exterior, Pest Control Interior, Insurance, Reserve, Security, Trash Removal, Water, Sewer  
**Approval:** Application Fee, Buyer  
**Possession:** At Closing  
**Special Info:** Seller Disclosure Available  
**Taxing District:** Not Applicable

**Tax Year:** 2009  
**Special Assess:** \$0  
**Land Lease:** \$0  
**Mand. Club Fee:** \$0  
**Amenity/Rec Fee:** \$0  
**Num of Leases/Yr:** 1  
**Application Fee:** \$100  
**Management:** Condo  
**Terms:** Buyer Finance/Cash  
**HOA Description:**

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