

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: 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 Application Fee, Buyer
Approval:
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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