

# SunshineMLS.com

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

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

Agent Phone: 239-825-8494 Agent Fax: Email: AngelaAllen@premiermail.net

## Residential Property

**Address:** 4151 GULF SHORE  
BLVD N #201  
NAPLES, Florida  
34103-2295

**County:** Collier  
**Property ID:** 17645000021  
**Subdivision #:** 123390

**Legal Unit:**  
**Block/Bldg:**  
**Lot:** 201  
**Tax Year:** 2009  
**Taxes:** \$12,105

**Special Assess:** \$0  
**Tax Description:** City And County  
**Legal:** PROVENCE A CONDOMINIUM UNIT 201  
**Virtual Tour URL:** <http://www.rickbethem.com/4151GulfShore/index.html>  
**List Broker:** Premier Properties of Southwest Florida, Inc. REALTORS

**ML#:** 209035698  
**Status:** A-Active  
**(GEO) Area:** NA05  
**Furnished:** Negotiable  
**Subdivision:** PROVENCE  
**Development:** PARK SHORE  
**Sec/Twn/Rng:** 16/49/25  
**Condo Fee:** \$4,319 Quarterly  
**Master HOA Fee:** \$0  
**HOA Fee:** \$0  
**Price/SqFt:** \$601.53

**List Price: \$2,050,000**



## Detailed Property Information

### Property Information:

Experience the feel of a gracious home on the beach and add to that Provence's state of the art design and amenities. This is a unique property. No elevator needed. Ten foot ceilings. This residence has over 1800 square feet of open terrace which includes a private gated entrance, spa and grille plus 339 square feet of screened terrace and 241 square feet of a "glassed in" sun room. Perfect for the pet owner. Beautiful designer furnishings are available separately. Provence features a club room and private dining/board room, fitness center, extra storage, 24 hour security and two designer furnished guest suites. The Village on Venetian Bay is just across the Boulevard for upscale shopping and dining.

<b>Building Desc:</b>		<b>Building #:</b>		<b>Elevator:</b>	Common
<b>Ownership Desc:</b>	Condo	<b>Community Type:</b>	Gated	<b>Rear Exp:</b>	SE
<b>Building Design:</b>	High Rise (8 or more)	<b>Builder Product:</b>	No	<b>Year Built:</b>	2000
<b>Bedrooms:</b>	3 Bed	<b>Unit Floor:</b>	1	<b>Approx. Living Area:</b>	3,408
<b>Full/Half Baths:</b>	3/1	<b>Total Floors:</b>	23	<b>Approx. Total Area:</b>	6,185
<b>Garage Spaces:</b>	2 - Attached	<b>Units in Building:</b>	85	<b>Cable:</b>	Yes
<b>Carport Spaces:</b>	-	<b>Units in Complex:</b>	85		
<b>Parking:</b>	2 Assigned	<b>Lot Desc.:</b>	City		
<b>Private Pool:</b>	No	<b>Approx. Lot Size:</b>	0 X0 X0 X0		
<b>Private Spa:</b>	Yes Above Ground, Heated Electric	<b>Guest House:</b>			
<b>Acres:</b>	0.00	<b>Guest House L.A.:</b>			
<b>Security:</b>	Garage Secured, Gated, Lobby, Security Guard	<b>Construction:</b>	Concrete Block, Stucco		
<b>Waterfront Desc.:</b>	Gulf	<b>Roof:</b>	Built-Up or Flat		
<b>Boat Access:</b>	Dock Lease, Dock Purchase, Gulf Access	<b>Flooring:</b>	Carpet, Ceramic Tile		
<b>View:</b>	Landscaped Area	<b>Cool:</b>	Central Electric, Zoned		
<b>Bedroom:</b>		<b>Heat:</b>	Central Electric		
<b>Dining:</b>	Breakfast Bar, Breakfast Room, Dining - Living	<b>Water:</b>	Central		
<b>Kitchen:</b>		<b>Sewer:</b>	Central		
<b>Master Bath:</b>	Dual Sinks, Separate Tub And Shower	<b>Irrigation:</b>	City		
<b>Rooms:</b>	Family Room, Open Lanai/Porch, Screened Lanai/Porch, Laundry Room in Residence	<b>Restrictions:</b>	None		
<b>Windows:</b>	Solar Tinted, Thermal	<b>Pets:</b>	With Approval		
<b>Interior Features:</b>	Built-In Cabinets, Foyer, Laundry Tub, Smoke Detectors, Walk-In Closet, Wet Bar, Window Coverings				
<b>Exterior Features:</b>	Shutters Electric				
<b>Equipment:</b>	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Self Cleaning Oven, Wall Oven, Washer				
<b>Amenities:</b>	BBQ - Picnic, Beach Access, Bike Storage, Community Pool, Exercise Room, Extra Storage, Guest Room, Sauna, Trash Chute, Community Spa/Hot tub				

<b>Living Rm:</b>	<b>Great Rm:</b>	<b>Dining Rm:</b>	<b>Kitchen:</b>	12X13	<b>Family Rm:</b>	15X19
<b>Master BR:</b>	<b>2nd BR:</b>	<b>3rd BR:</b>	<b>4th BR:</b>		<b>5th BR:</b>	
<b>Den:</b>	<b>Lanai:</b>	<b>Utility Rm:</b>	<b>Garage:</b>		<b>Ceil Fans:</b>	10

## Financial/Transaction Information

**Total Tax Bill:** \$12,105  
**Tax Description:** City And County  
**HOA Fee:** \$0  
**Master HOA Fee:** \$0  
**Condo Fee:** \$4,319 Quarterly  
**Min. Days of Lease:** 60  
**Transfer/Other Fee:** \$0  
**Maintenance:** Cable, Fidelity Bond, Irrigation Water, Lawn/Land Maint, Manager, Pest Control Exterior, Pest Control Interior, Insurance, Rec Facilities, Repairs, Reserve, Security, Trash Removal, Water, Sewer  
**Approval:** Application Fee  
**Possession:** At Closing  
**Special Info:**  
**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:** 3  
**Application Fee:** \$100  
**Management:** Condo  
**Terms:** Buyer Finance/Cash  
**HOA Description:**

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