



Residential Customer Financial Report



General Information
List Price: \$2,495,000
MLS#: 222042061
Address: 5893 VIA LUGANO #2.15
 NAPLES, FL 34108
GEO Area: NA04 - Pelican Bay Area
County: Collier
Status Type: Resale Property
List Price/Sqft: \$1,188.10
Property ID: 66279760005
Approx. Living Area: 2,100
Approx. Total Area: 3,730
Building Design: Villa Attached
Potential Short Sale: No
Virtual Tour URL: <https://tours.realtoursswfl.com/5893-Via-Lugano/idx>
Virtual Tour URL 2: <https://my.matterport.com/show/?m=VTr4jk5Ce0U&mIs=1>

ML# 222042061
Status: Active (06/05/22)

Property Class: Residential
Subdivision: LUGANO
Development: PELICAN BAY
Furnished: Furnished
Bedrooms: 3 Bed
Baths: 3 (2 1)
Year Built: 1987
Foreclosed REO: No

Next OH: **Public: Sun Aug 7, 12:00PM-1:00PM**

Detailed Property Information
Property Information:

ML# 222042061

Lush landscaped views await you from this 3 bed/2.5 bath villa in Lugano at Pelican Bay. Located in the heart of Pelican Bay, this Northwest-facing property boasts 2,100 square feet of living area, plus a walled garden and lanai with private pool and spa. There is only one Pelican Bay! The premier luxury community in northern Naples, Pelican Bay offers residents exclusive access to unrivaled amenities that include three Gulf-front restaurants, two tennis facilities, a 27-hole golf course, two boardwalks, a Fitness and Wellness Center, and three miles of private beaches. With venues easily accessible by the community's comprehensive tram system, residents can just take a backseat and enjoy the ride. Pelican Bay is adjacent to Waterside Shops and within walking distance of Artis-Naples, Southwest Florida's top tier performing arts center, which is currently planning a \$150 million renovation. You'll never be far from fine dining, luxury shopping, and world class entertainment.

Ownership: Single Family
Lot Size: Yes
Cable: Yes
Guest House L.A.:
Guest House Desc: SEA GATE ELEMENTARY
Elementary School: PINE RIDGE MIDDLE SCHOOL
Middle School: BARRON COLLIER HIGH SCHOOL
High School: Tile
Flooring: Ceiling Fans, Central Electric
Cooling: Privacy Wall
Kitchen: Yes/Below Ground
View: Yes/Below Ground
Private Pool:
Private Spa:
Amenities: Beach - Private, Beach Club Included, Community Park, Community Pool, Exercise Room, Fitness Center Attended, Golf Course, Internet Access, Private Membership, Restaurant, Sidewalk, Streetlight, Tennis Court

Pets: Limits
Pets - Max. Weight: 20
Pets - Max. Number: 1
Pets - Breed Limits: Dog
Pets - Other Limits:
Approx. Lot Size: 0x0x0
Gulf Access Type:
Windows: Other
Exterior Finish: Stucco
Community Type: Tennis
Golf Type:
Floor Plan Type: Other
Heating: Central Electric
Gas YN: No
Gas Description:

Bedroom:
Dining: Dining - Family
Equipment: Auto Garage Door, Cooktop, Cooktop - Electric, Dishwasher, Disposal, Dryer, Refrigerator/Icemaker, Wall Oven, Washer
Exterior Features: Patio, Privacy Wall
Interior Features: Fireplace, High Speed Available
Master Bath: Dual Sinks, Separate Tub And Shower
Additional Rooms: Guest Bath, Guest Room, Home Office, Laundry in Residence, Open Lanai/Porch, Den - Study
Parking:
Road:
Restrictions: Deeded, No RV
Security:
Storm Protection: Impact Resistant Doors, Impact Resistant Windows

Unit/Bldg. Information

ML# 222042061

Building #:		Units in Complex:	17	Builder Product:	No
Total Floors in Property:	1	Building Style:	See Remarks		
Total Building Floors:		Construction	Concrete Block		
Unit Floor:	1	Roof:	Tile		
Units in Building:	2	Elevator:	None		
Garage:	Attached	Carport:			
# Garage Spaces:	2	# Carport Spaces:	0		

Lot Information

ML# 222042061

Waterfront:	No	Waterfront Descrip.:	None
Gulf Access:	No	Boat/Dock Info:	None
Canal Width:	None	Water:	Central
Rear Exposure:	NW	Sewer:	Central
Sec/Town/Rng:	9/49/25	Irrigation:	Central
Legal Unit:	0	Lot Description:	See Remarks
Subdivision #:	541300	Lot:	2.15
Zoning:		Block/Bldg:	
Listing Broker:	Compass Florida LLC		
Legal Desc:	PELICAN BAY #1 THAT PORTION PARCEL "G" REF AS: VILLA 14 LUGANO (HO) AS DESC IN OR 1547 PG 2260		

Room Information

ML# 222042061

Room Type	Room Dimensions	Room Type	Room Dimensions	Room Type	Room Dimensions	Room Type	Room Dimensions
-----------	-----------------	-----------	-----------------	-----------	-----------------	-----------	-----------------

Financial/Transaction Information

ML# 222042061

Total Tax Bill:	\$6,534	HOA Description:	
Tax Year:	2021	Recurring Fees:	
Tax Desc:	County Only	HOA Fee:	\$0
Tax District Type:	Municipal Service Tax Unit	Master HOA Fee:	\$2,420 Annually
Terms:	Cash Only	Condo Fee:	\$1,115 Quarterly
Approval:	Application Fee		



Management: Professional
Maintenance: Cable, Insurance, Internet/WiFi Access, Irrigation Water, Lawn/Land Maintenance, Manager, Pest Control Exterior, Reserve, Street Lights
Special Info:
Num of Leases/Yr: 2
Min. Days Of Lease: 90

Spec Assessment: \$0
Other Fee: \$0
Land Lease: \$0
Annual Food & Beverage Minimum: \$0
Mandatory Club Fee: \$0
Rec. Lease Fee: \$0
Total Annual Recurring Fees: \$6,880

One Time Fees
Mandatory Club Fee: \$0
Land Lease: \$0
Rec. Lease Fee: \$0
Other Fee: \$0
Spec Assessment: \$0
Transfer Fee: \$7,500
Application Fee: \$100
Total One Time Fees: \$7,600

Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.

The source of the foregoing property information is a database compilation of an organization that is a member of the Southwest Florida Multiple Listing Service. Each Southwest Florida Multiple Listing Service member organization owns the copyright rights in its respective proprietary database compilation, and reserves all such rights. Copyright © 2022. The foregoing information including, but not limited to, any information about the size or area of lots, structures, or living space, such as room dimensions, square footage calculations, or acreage is believed to be accurate, but is not warranted or guaranteed. This information should be independently verified before any person enters into a transaction based upon it.