



Andrew Oliver
 Compass Florida LLC
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Residential Customer Financial Report w/Photos



General Information	ML# 222065728
List Price: \$2,625,000	
MLS#: 222065728	Status: Active (09/02/22)
Address: 3 LAS BRISAS WAY NAPLES, FL 34108	
GEO Area: NA04 - Pelican Bay Area	
County: Collier	
Status Type: Resale Property	Property Class: Residential
List Price/Sqft: \$937.50	Subdivision: LAS BRISAS AT PELICAN BAY
Property ID: 66430160004	Development: PELICAN BAY
Approx. Living Area: 2,800	Furnished: Unfurnished
Approx.Total Area: 3,200	Bedrooms: 3+Den
Building Design: Villa Attached	Baths: 3 (2 1)
Potential Short Sale: No	Year Built: 1984
Virtual Tour URL:	Foreclosed REO: No

Detailed Property Information

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Property Information: Bring the outdoors in! Beautifully remodeled contemporary two-story villa in the highly desirable Pelican Bay community of Las Brisas. Floor-to-ceiling windows frame your private courtyard with inviting sunlit pool and spa. The open floorplan is an entertainer's dream. Kitchen features Thermador appliances, granite countertops, and solid maple cabinetry with an abalone shell backsplash. The first-floor primary bedroom with two walk-in closets leads to a spacious bathroom with double sinks, a quartz countertop, and an oversized shower with skylight. The second level has two guest bedrooms, full bathroom, and an office nook with custom cabinetry. A lovely covered summer kitchen with built-in grill, mini fridge and sink has remote-controlled electric screens to enjoy carefree entertainment year-round. Special features: impact windows & doors, wood look plank porcelain floor tile and plush stain-resistant carpeting, textural wave wall in foyer, electric shades throughout ground floor, quartz countertops in family room & summer kitchen, and retractable lanai awning. Purchase includes access to private beach, dining, tennis, fitness center and optional golf.

Ownership: Single Family	Pets: With Approval
Lot Size: .16 (acres) / 6,970 (sqft)	Pets - Max. Weight:
Cable: Yes	Pets - Max. Number:
	Pets - Breed Limits: No Aggressive Breeds
Guest House L.A.:	Pets - Other Limits:
Guest House Desc:	Approx. Lot Size: 44x144x52x149
Elementary School: SEA GATE ELEMENTARY	Gulf Access Type:
Middle School: PINE RIDGE MIDDLE SCHOOL	Windows: Impact Resistant
High School: BARRON COLLIER HIGH SCHOOL	Exterior Finish: Stucco
Flooring: Carpet, Tile	Community Type: Non-Gated, Tennis
Cooling: Ceiling Fans, Central Electric	Golf Type:
Kitchen: Island, Pantry	Floor Plan Type: Split Bedrooms, 2 Story
View: Landscaped Area	Heating: Central Electric
Private Pool: Yes/Below Ground	Gas YN: No
Private Spa: Yes/Below Ground	Gas Description:
Amenities: BBQ - Picnic, Beach Access, Bike And Jog Path, Boat Storage, Clubhouse, Community Room, Fitness Center Attended, Golf Course, Internet Access, Library, Private Beach Pavilion, Restaurant, Shopping, Streetlight, Tennis Court	
Bedroom: Master BR Ground, Split Bedrooms	
Dining: Dining - Family, Eat-in Kitchen	
Equipment: Auto Garage Door, Cooktop - Electric, Dishwasher, Disposal, Double Oven, Dryer, Grill - Gas, Ice Maker - Stand Alone, Microwave, Range, Refrigerator/Freezer, Safe, Smoke Detector, Wall Oven, Washer	
Exterior Features: Built In Grill, Courtyard, Outdoor Kitchen, Privacy Wall, Sprinkler Auto	
Interior Features: Bar, Built-In Cabinets, Cathedral Ceiling, Closet Cabinets, Foyer, Internet Available, Laundry Tub, Pantry, Smoke Detectors, Surround Sound	
Master Bath: Wired	
Additional Rooms: Dual Sinks, Multiple Shower Heads, Shower Only	
Parking: Den - Study, Guest Bath, Guest Room, Home Office, Laundry in Residence, Loft, Open Lanai/Porch, Screened Lanai/Porch	
Road: Private Road	
Restrictions: Deeded	
Security:	
Storm Protection: Impact Resistant Doors, Impact Resistant Windows	

Unit/Bldg. Information

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Building #:		Units in Complex: 50	Builder Product: No
Total Floors in Property: 2		Building Style: 2 Story, Spanish	
Total Building Floors: 2		Construction: Concrete Block	
Unit Floor: 1		Roof: Tile	
Units in Building: 1		Elevator: None	
Garage: Attached		Carport:	
# Garage Spaces: 2		# Carport Spaces: 0	

Lot Information

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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: 4/49/25	Irrigation: Central
Legal Unit: 0	Lot Description: See Remarks
Subdivision #: 542200	Lot: 3
Zoning:	Block/Bldg:
Listing Broker: Palm Paradise Real Estate	
Legal Desc: PELICAN BAY UNIT 4 LOT 3 LAS BRISAS VILLAS (HO) A PORT OF PAR A AS DESC IN OR 1020 PG 2-96 OR 1985 PG 1547	

Room Information

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Financial/Transaction Information

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Total Tax Bill: \$12,053
Tax Year: 2021
Tax Desc: County Only, Homestead
Tax District Type: Community Development District
Terms: Buyer Finance/Cash
Approval: Application Fee, Other
Management: Professional
Maintenance: Cable, Irrigation Water, Lawn/Land Maintenance, Legal/Accounting, Pest Control Exterior, Rec Facilities, Reserve, Street Lights, Street Maintenance, Trash Removal
Special Info:
Num of Leases/Yr: 2
Min. Days Of Lease: 90

HOA Description: Mandatory
Recurring Fees:
HOA Fee: \$1,729 Quarterly
Master HOA Fee: \$2,420 Annually
Condo Fee: \$0
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: \$9,336
One Time Fees:
Mandatory Club Fee: \$0
Land Lease: \$0
Rec. Lease Fee: \$0
Other Fee: \$5,000
Spec Assessment: \$0
Transfer Fee: \$10,000
Application Fee: \$50
Total One Time Fees: \$15,050





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Powder Bathroom



Guest Bedroom #1



Guest Bedroom #2





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

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