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Residential Customer Financial Report w/Photos



General Information ML# 222042061

Status:

Property Class:

Subdivision:

Furnished:

Bedrooms:

Year Built:

Baths:

Development:

Active (06/05/22)

Residential

PELICAN BAY

LUGANO

Furnished

3 Bed

3 (2 1)

1987

List Price: \$2,495,000 MLS#: 222042061

5893 VIA LUGANO #2.15 Address: NAPLES, FL 34108

GFO Area: NA04 - Pelican Bay Area Collier County:

Resale Property Status Type: List Price/Saft: \$1,188,10 Property ID: 66279760005 Approx. Living Area: 2,100 Approx.Total Area: 3,730 Building Design: Villa Attached

Potential Short Sale: No Foreclosed REO: No Virtual Tour URL: https://tours.realtoursswfl.com/5893-Via-Lugano/idx Virtual Tour URL 2: https://my.matterport.com/show/?m=VTr4jk5CeoU&mls=1

Detailed Property Information

Property Information:

MI # 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.

Single Family Ownership: Pets: Limits Lot Size: Pets - Max. Weight: 20 Pets - Max. Number: Cable: Yes Pets - Breed Limits:

Dog Pets - Other Limits: **Guest House L.A.:** Approx. Lot Size: 0x0x0x0 Gulf Access Type: **Guest House Desc:**

SEA GATE ELEMENTARY **Elementary School:** Windows: Other PINE RIDGE MIDDLE SCHOOL Middle School: **Exterior Finish:** Stucco Community Type: **High School:** BARRON COLLIER HIGH SCHOOL Tennis Flooring: Golf Type: Cooling: Ceiling Fans, Central Electric Floor Plan Type: Other

Kitchen: Heating: Central Electric

View: Privacy Wall Gas YN: No

Yes/Below Ground **Gas Description:** Private Spa: Yes/Below Ground

Beach - Private, Beach Club Included, Community Park, Community Pool, Exercise Room, Fitness Center Attended, Golf Course, Internet Amenities:

Access, Private Membership, Restaurant, Sidewalk, Streetlight, Tennis Court

Dinina: Dining - Family

Auto Garage Door, Cooktop, Cooktop - Electric, Dishwasher, Disposal, Dryer, Refrigerator/Icemaker, Wall Oven, Washer Equipment:

Exterior Features: Patio, Privacy Wall **Interior Features:** Fireplace, Internet 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:

Private Pool:

Bedroom:

Storm Protection: Impact Resistant Doors, Impact Resistant Windows

Unit/Bldg.Information MI # 222042061

Building #: Units in Complex: 17 **Builder Product:** Nο **Total Floors in Property:** 1 Building Style: See Remarks

Total Building Floors: Construction Concrete Block **Unit Floor:** Roof: Tile

Units in Building: Elevator: None Attached Garage: Carport: # Garage Spaces: 2 # Carport Spaces: 0

ML# 222042061 **Lot Information**

Waterfront Descrip.: None Nο Waterfront: **Gulf Access:** Boat/Dock Info: No None **Canal Width:** Water: Central None Rear Exposure: NW Sewer: Central Sec/Town/Rng: 9/49/25 Irrigation: Central Legal Unit: Lot Description: See Remarks Subdivision #: 541300 2.15 Lot:

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

Room Type Room Dimensions Room Type **Room Dimensions** Room Type Room Dimensions Room Type Room Dimensions

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Financial/Transaction Information
Total Tax Bill: \$6,534

Tax Year: 2021
Tax Desc: County Only

Tax District Type: Municipal Service Tax Unit

Terms: Cash Only
Approval: Application Fee
Management: Professional

Maintenance: Cable, Insurance, Internet/WiFi Access, Irrigation Water, Lawn/Land
Maintenance: Manager, Pest Control Exterior, Reserve, Street Lights

Maintenance, Manager, Pest Control Exterior, Reserve, Street Lights

Special Info:

Num of Leases/Yr: 2 Min. Days Of Lease: 90

HOA Description:

Recurring Fees:

 HOA Fee:
 \$0

 Master HOA Fee:
 \$2,420 Annually

 Condo Fee:
 \$1,115 Quarterly

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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
 \$0

 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



















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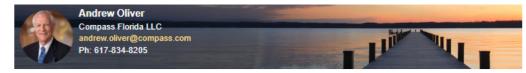








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Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.

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