



**Residential Customer Financial Report w/Photos**



**General Information** ML# 222042061  
**List Price:** \$2,495,000  
**MLS#:** 222042061 **Status:** Active (06/05/22)  
**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=VTr4jk5Ceou&m=1>

**Detailed Property Information** ML# 222042061

**Property Information:** 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.

<b>Ownership:</b>	Single Family	<b>Pets:</b>	Limits
<b>Lot Size:</b>		<b>Pets - Max. Weight:</b>	20
<b>Cable:</b>	Yes	<b>Pets - Max. Number:</b>	1
		<b>Pets - Breed Limits:</b>	Dog
		<b>Pets - Other Limits:</b>	
<b>Guest House L.A.:</b>		<b>Approx. Lot Size:</b>	0x0x0x0
<b>Guest House Desc:</b>		<b>Gulf Access Type:</b>	
<b>Elementary School:</b>	SEA GATE ELEMENTARY	<b>Windows:</b>	Other
<b>Middle School:</b>	PINE RIDGE MIDDLE SCHOOL	<b>Exterior Finish:</b>	Stucco
<b>High School:</b>	BARRON COLLIER HIGH SCHOOL	<b>Community Type:</b>	Tennis
<b>Flooring:</b>	Tile	<b>Golf Type:</b>	
<b>Cooling:</b>	Ceiling Fans, Central Electric	<b>Floor Plan Type:</b>	Other
<b>Kitchen:</b>		<b>Heating:</b>	Central Electric
<b>View:</b>	Privacy Wall	<b>Gas YN:</b>	No
<b>Private Pool:</b>	Yes/Below Ground	<b>Gas Description:</b>	
<b>Private Spa:</b>	Yes/Below Ground		
<b>Amenities:</b>	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		
<b>Bedroom:</b>			
<b>Dining:</b>	Dining - Family		
<b>Equipment:</b>	Auto Garage Door, Cooktop, Cooktop - Electric, Dishwasher, Disposal, Dryer, Refrigerator/Icemaker, Wall Oven, Washer		
<b>Exterior Features:</b>	Patio, Privacy Wall		
<b>Interior Features:</b>	Fireplace, Internet Available		
<b>Master Bath:</b>	Dual Sinks, Separate Tub And Shower		
<b>Additional Rooms:</b>	Guest Bath, Guest Room, Home Office, Laundry in Residence, Open Lanai/Porch, Den - Study		
<b>Parking:</b>			
<b>Road:</b>			
<b>Restrictions:</b>	Deeded, No RV		
<b>Security:</b>			
<b>Storm Protection:</b>	Impact Resistant Doors, Impact Resistant Windows		

**Unit/Bldg Information** ML# 222042061

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

**Lot Information** ML# 222042061

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

**Room Information** ML# 222042061

<u>Room Type</u>	<u>Room Dimensions</u>	<u>Room Type</u>	<u>Room Dimensions</u>	<u>Room Type</u>	<u>Room Dimensions</u>	<u>Room Type</u>	<u>Room Dimensions</u>
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**Andrew Oliver**  
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ML# 222042061

**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  
**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  
**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



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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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