



Andrew Oliver
 Compass Florida LLC
 andrew.oliver@compass.com
 Ph: 617-834-8205

Residential Customer Financial Report w/Photos



General Information
List Price: \$1,100,000
MLS#: 222062563
Address: 6644 TRIDENT WAY #I-3
 NAPLES, FL 34108
GEO Area: NA04 - Pelican Bay Area
County: Collier
Status Type: Resale Property
List Price/Sqft: \$812.41
Property ID: 80495005601
Approx. Living Area: 1,354
Approx.Total Area: 1,769
Building Design: Villa Attached
Potential Short Sale: No
Virtual Tour URL:

ML# 222062563
Status: Active (08/18/22)

Property Class: Residential
Subdivision: VILLAS AT PELICAN BAY
Development: PELICAN BAY
Furnished: Negotiable
Bedrooms: 2 Bed
Baths: 2 (2 0)
Year Built: 1988
Foreclosed REO: No

Detailed Property Information

ML# 222062563

Property Information: Light and Bright best describe this lovely open floor plan villa home with sunny southern exposure. Interior features include: volume ceilings, sky light, laundry room, new impact windows and sliders. Exterior features a charming courtyard entrance with lush tropical landscape. Steps to the large pool and clubhouse. Dog Friendly community allowing 2 dogs. Centrally located within the heart of Pelican Bay and close to upscale Waterside Shops, restaurants and the Ritz Carlton Beach Resort. Amenities include miles of walking and nature paths, tennis, canoeing, kayaking and a full service fitness center and spa for resident use. Three miles of Beach with two private beachfront pavilions and restaurants . Enjoy the ultimate in Florida Resort Living at its best.

Ownership:	Single Family	Pets:	With Approval
Lot Size:		Pets - Max. Weight:	
Cable:	Yes	Pets - Max. Number:	
		Pets - Breed Limits:	
		Pets - Other Limits:	
Guest House L.A.:		Approx. Lot Size:	0x0x0
Guest House Desc:		Gulf Access Type:	
Elementary School:	SEA GATE ELEMENTARY	Windows:	Double Hung, Skylight, Sliding
Middle School:	PINE RIDGE MIDDLE SCHOOL	Exterior Finish:	Brick, Wood Siding
High School:	BARRON COLLIER HIGH SCHOOL	Community Type:	Non-Gated, Tennis
Flooring:	Carpet, Tile	Golf Type:	
Cooling:	Central Electric	Floor Plan Type:	Split Bedrooms
Kitchen:		Heating:	Central Electric
View:	Landscaped Area	Gas YN:	No
Private Pool:	No	Gas Description:	
Private Spa:	No		
Amenities:	Beach Access, Bike And Jog Path, Business Center, Community Pool, Fitness Center Attended, Internet Access, Private Beach Pavilion, Restaurant, Sidewalk, Streetlight, Tennis Court, Underground Utility		
Bedroom:	First Floor Bedroom, Master BR Ground, Split Bedrooms		
Dining:	Dining - Living		
Equipment:	Auto Garage Door, Dishwasher, Disposal, Dryer, Range, Refrigerator/Freezer, Washer		
Exterior Features:	Patio, Sprinkler Auto		
Interior Features:	Internet Available, Volume Ceiling, Walk-In Closet		
Master Bath:	Separate Tub And Shower		
Additional Rooms:	Guest Bath, Laundry in Residence		
Parking:			
Road:			
Restrictions:	Architectural, Deeded, Limited Number Vehicles, No Motorcycles, No RV		
Security:			
Storm Protection:	Impact Resistant Doors, Impact Resistant Windows		

Unit/Bldg Information

ML# 222062563

Building #:		Units in Complex:	48	Builder Product:	No
Total Floors in Property:	1	Building Style:	1 Story/Ranch		
Total Building Floors:	1	Construction	Concrete Block		
Unit Floor:	1	Roof:	Tile		
Units in Building:	5	Elevator:	None		
Garage:	Attached	Carport:			
# Garage Spaces:	1	# 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:	S	Sewer:	Central
Sec/Town/Rng:	4/49/25	Irrigation:	Reclaimed
Legal Unit:	3	Lot Description:	Zero Lot Line
Subdivision #:	700300	Lot:	3
Zoning:		Block/Bldg:	I
Listing Broker:	Downing Frye Realty Inc.		
Legal Desc:	VILLAS OF PELICAN BAY, THE (HO) THAT PORTION BLK I DESC IN OR 1407 PG 758 NKA I-3		

Room Information

ML# 222062563

Room Type	Room Dimensions	Room Type	Room Dimensions	Room Type	Room Dimensions	Room Type	Room Dimensions
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Financial/Transaction Information

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Total Tax Bill:	\$4,871	HOA Description:	
Tax Year:	2021		



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Tax Desc: County Only, Homestead
Tax District Type: Municipal Service Tax Unit
Terms: Buyer Finance/Cash
Approval: Application Fee, Buyer
Management: Professional
Maintenance: Internet/WiFi Access, Lawn/Land Maintenance, Pest Control Exterior
Special Info:
Num of Leases/Yr: 3
Min. Days Of Lease: 90

Recurring Fees:
HOA Fee: \$1,575 Quarterly
Master HOA Fee: \$2,684 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: \$8,984

One Time Fees
Mandatory Club Fee: \$0
Land Lease: \$0
Rec. Lease Fee: \$0
Other Fee: \$0
Spec Assessment: \$0
Transfer Fee: \$10,000
Application Fee: \$150
Total One Time Fees: \$10,150





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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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