



Residential Customer Financial Report w/Photos



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|------------------------------|---|------------------------------------|
| General Information | | ML# 222063685 |
| List Price: | \$1,950,000 | |
| MLS#: | 222063685 | Status: Active (08/26/22) |
| Address: | 7229 PELICAN BAY BLVD #4-1L NAPLES, FL 34108 | |
| GEO Area: | NA04 - Pelican Bay Area | |
| County: | Collier | Property Class: Residential |
| Status Type: | Resale Property | Subdivision: VILLA CORONADO |
| List Price/Sqft: | \$840.88 | Development: PELICAN BAY |
| Property ID: | 80468000222 | Furnished: Negotiable |
| Approx. Living Area: | 2,319 | Bedrooms: 2+Den |
| Approx.Total Area: | 2,720 | Baths: 2 (2 0) |
| Building Design: | Villa Attached | Year Built: 1999 |
| Potential Short Sale: | No | Foreclosed REO: No |
| Virtual Tour URL: | | |

Detailed Property Information

ML# 222063685

Property Information: A coveted end-unit Villa Coronado is available! This charming first floor courtyard villa has high ceilings and an abundance of light offering 2 large bedrooms, a spacious office, chef's kitchen, 2 dining spaces and large great room plus a 2 car attached garage. The expansive lanai opens up to a beautiful courtyard pool. The pet friendly association is conveniently located directly on the berm of Pelican Bay. 2 private beach clubs, 18 tennis courts, a fitness and wellness center all give Pelican Bay residents a five star resort lifestyle.

| | | | |
|---------------------------|--|-----------------------------|-------------------|
| Ownership: | Condo | Pets: | Limits |
| Lot Size: | | Pets - Max. Weight: | |
| Cable: | Yes | Pets - Max. Number: | 2 |
| | | Pets - Breed Limits: | |
| | | Pets - Other Limits: | |
| Guest House L.A.: | | Approx. Lot Size: | 0x0x0x0 |
| Guest House Desc: | | Gulf Access Type: | |
| Elementary School: | SEA GATE ELEMENTARY | Windows: | Casement, Sliding |
| Middle School: | PINE RIDGE MIDDLE SCHOOL | Exterior Finish: | Stucco |
| High School: | BARRON COLLIER HIGH SCHOOL | Community Type: | Non-Gated, Tennis |
| Flooring: | Marble | Golf Type: | Golf Equity |
| Cooling: | Central Electric | Floor Plan Type: | Split Bedrooms |
| Kitchen: | | Heating: | Central Electric |
| View: | Landscaped Area, Pool/Club | Gas YN: | No |
| Private Pool: | No | Gas Description: | |
| Private Spa: | No | | |
| Amenities: | Beach - Private, Beach Club Available, Bike And Jog Path, Clubhouse, Community Pool, Community Spa/Hot tub, Internet Access, Restaurant, Sidewalk, Streetlight, Tennis Court | | |
| Bedroom: | Breakfast Room | | |
| Dining: | | | |
| Equipment: | Auto Garage Door, Cooktop - Electric, Dishwasher, Dryer, Microwave, Refrigerator/Icemaker, Smoke Detector, Wall Oven, Washer, Washer/Dryer Hookup | | |
| Exterior Features: | Courtyard, Water Display | | |
| Interior Features: | Built-In Cabinets, Volume Ceiling | | |
| Master Bath: | Dual Sinks, Jetted Tub, Separate Tub And Shower | | |
| Additional Rooms: | Den - Study | | |
| Parking: | | | |
| Road: | | | |
| Restrictions: | Deeded, No RV, No Truck | | |
| Security: | | | |
| Storm Protection: | Shutters - Electric | | |

Unit/Bldg Information

ML# 222063685

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|----------------------------------|----------|--------------------------|--------------------------|-------------------------|----|
| Building #: | | Units in Complex: | 32 | Builder Product: | No |
| Total Floors in Property: | 1 | Building Style: | Carriage/Coach, End-Unit | | |
| Total Building Floors: | 2 | Construction: | Concrete Block | | |
| Unit Floor: | 1 | Roof: | Tile | | |
| Units in Building: | 4 | Elevator: | None | | |
| Garage: | Attached | Carport: | | | |
| # Garage Spaces: | 2 | # Carport Spaces: | 0 | | |

Lot Information

ML# 222063685

| | | | |
|------------------------|--|-----------------------------|---------------|
| Waterfront: | No | Waterfront Descrip.: | None |
| Gulf Access: | No | Boat/Dock Info: | None |
| Canal Width: | None | Water: | Central |
| Rear Exposure: | N | Sewer: | Central |
| Sec/Town/Rng: | 4/49/25 | Irrigation: | Reclaimed |
| Legal Unit: | 0 | Lot Description: | Zero Lot Line |
| Subdivision #: | 699050 | Lot: | 1L |
| Zoning: | | Block/Bldg: | 4 |
| Listing Broker: | Naples Realty Services, Inc. | | |
| Legal Desc: | VILLA CORONADO AT PELICAN BAY A CONDOMINIUM BLDG 4-01L | | |

Room Information

ML# 222063685

| <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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Financial/Transaction Information

ML# 222063685

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|------------------------|-------------|-------------------------|--|
| Total Tax Bill: | \$8,837 | HOA Description: | |
| Tax Year: | 2021 | Recurring Fees: | |
| Tax Desc: | County Only | | |



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Tax District Type: Municipal Service Tax Development
Terms: Agreement For Deed
Approval: Application Fee
Management: Professional
Maintenance: Cable, Internet/WiFi Access, Irrigation Water, Pest Control Exterior
Special Info:
Num of Leases/Yr: 3
Min. Days Of Lease: 90

HOA Fee: \$2,420 Annually
Master HOA Fee: \$0
Condo Fee: \$3,700 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: \$17,220

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: \$0
Total One Time Fees: \$10,000



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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