

Residential Customer Financial Report



General Information
 List Price: \$6,995,000
 MLS#: 214048673
 Address: 815 21ST AVE S
 NAPLES, FL 34102
 GEO Area: NA07 - Port Royal-Aqualane Area
 County: Collier
 Status Type: New Construction
 List Price/Sqft: \$1,029.28
 Property ID: 01930080005
 Approx. Living Area: 6,796
 Approx. Total Area: 10,901
 Building Design: Single Family
 Potential Short Sale: No
 Virtual Tour URL: <http://www.imagestogo.net/21avenue815/index.htm>

ML# 214048673
 Status: Active (09/09/14)
 Property Class: Residential
 Subdivision: AQUALANE SHORES
 Development: AQUALANE SHORES
 Furnished: Unfurnished
 Bedrooms: 5 Bed
 Baths: 8 (5 3)
 Year Built: 2014
 Foreclosed REO: No

Detailed Property Information Property Information:

ML# 2140486

LUXURY WATERFRONT, New Custom home is a boater's paradise offering direct Naples Bay access and breathtaking views, no long canals to navigate and no bridges to the Gulf. Gorgeous contemporary estate meticulously constructed by Pat Masters of Old Naples Builders, showcases the award-winning designs of Renee Gaddis Interiors. This unique property includes a rare GRANDFATHERED covered boathouse with cypress ceilings, 16,000 LB lift and a new seawall/dock. Dramatic glass-paneled curved stairway, elegant upstairs Brazilian hardwood, and easy care stone throughout lower level and outdoors, huge top of the line eat-in Chef's kitchen featuring 2 islands, walk in climate controlled wine room, the inspired flow and high-end finishes invite seamless indoor/outdoor living and entertaining. Sophisticated top quality craftsmanship and design is evident throughout with a private elevator, 5 bedroom suites, bathrooms spectacular master suite with office/morning room/exercise room and sitting area with double sided fireplace and upper sundeck. Waterfront pool and infinity spa, featuring motorized retractable screens 01/15 completion allows for immediate enjoyment and occupancy THIS SEASON

Ownership: Single Family
 Lot Size: .38 (acres) / 16,553 (sqft)
 Cable: Yes
 Guest House L.A.:
 Guest House Desc:
 Elementary School:
 Middle School:
 High School:
 Flooring: See Remarks, Wood
 Cooling: Central Electric, Exhaust Fan, Zoned
 Kitchen: Gas Available, Island, Pantry, Walk-In Pantry
 View: Bay, Canal
 Private Pool: Yes/Below Ground, Concrete, Custom Upgrades, Equipment Stays, Heated Gas
 Private Spa: Yes/Below Ground, Concrete, Equipment Stays, Heated Gas, Pool Bath, Pool Integrated
 Amenities: Internet Access
 Bedroom: First Floor Bedroom, Master BR Sitting Area, Master BR Upstairs
 Dining: Breakfast Bar, Dining - Family, Eat-in Kitchen
 Equipment: Auto Garage Door, Cooktop, Dishwasher, Disposal, Double Oven, Dryer, Generator, Grill - Gas, Ice Maker - Stand Alone, Microwave, Refrigerator/Icemaker, Security System, Self Cleaning Oven, Smoke Detector, Wall Oven, Warming Tray, Washer, Wine Cooler
 Exterior Features: Built In Grill, Deck, Outdoor Kitchen, Outdoor Shower, Patio, Sprinkler Auto
 Interior Features: Built-In Cabinets, Cable Prewire, Closet Cabinets, Custom Mirrors, Fireplace, Foyer, French Doors, High Speed Available, Laundry Tu
 Master Bath: Multi Phone Lines, Pantry, Smoke Detectors, Surround Sound Wired, Volume Ceiling, Walk-In Closet
 Additional Rooms: 2 Masters, Dual Sinks, Multiple Shower Heads, Separate Tub And Shower
 Parking: Great Room, Guest Bath, Guest Room, Laundry in Residence, Open Lanai/Porch, Screened Balcony, Screened Lanai/Porch
 Restrictions: Circle Drive, Deeded, Driveway Paved
 Security: Architectural, Deeded
 Storm Protection: Alarm Monitored, Sec Sys Leased Priva
 Impact Resistant Doors, Impact Resistant Windows, Shutters, Shutters Electric

Unit/Bldg. Information

ML# 2140486

Building #: 2
 Unit Floor: 0
 Total Floors: 0
 Units in Building: 0
 Garage: Attached
 # Garage Spaces: 3
 Carport: 0
 Builder Product: Yes
 Elevator: Private
 Roof: Tile
 Units in Complex: 0
 Construction: Concrete Block, Piling, Wood Frame
 Building Descr: 2 Story, See Remarks
 # Carport Spaces: 0

Lot Information

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Waterfront: Yes
 Gulf Access: Yes
 Canal Width: Canal Width 121-150
 Rear Exposure: SE
 Sec/Town/Rng: 15/50/25
 Legal Unit: 815
 Subdivision #: 005200
 Zoning: Block/Bldg:
 Listing Broker: Downing Frye Realty Inc.
 Legal Desc: AQUALANE SHORES UNIT 5 LOT 2
 Waterfront Descrip: Bay, Canal, Navigable, Seawall
 Boat/Dock Info: Boat Dock Private, Boat House, Boat Lift, Boat Slip, Dock Deeded, Dock Included, Elec
 Avail at dock, Hoist/Davit, Water Avail at Dock
 Water: Central
 Sewer: Central
 Irrigation: Lake/Canal
 Lot Description: Dead End, Irregular Shape
 Lot: 2

Room Information

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Room Type	Room Dimensions	Room Type	Room Dimensions	Room Type	Room Dimensions	Room Type	Room Dimensions
Great Room	20 x 28	Kitchen	22 x 16	Dining Room	18 x 12	Bedroom	14 x 15
Bedroom	18 x 16	Garage	40 x 21	Master Bedroom	15 x 31	Bedroom	14 x 12
Bedroom	18 x 14	Lanai	32 x 15	Utility Room	13 x 10		

Financial/Transaction Information

ML# 2140486

Total Tax Bill: \$16,687
 Tax Year: 2013
 Tax Desc: City And County, New Construction, No Homestead
 HOA Fee:
 HOA Description:
 Master HOA Fee:
 Spec Assessment:
 Land Lease:
 Mandatory Club Fee:
 Rec. Lease Fee:
 Other Fee:

Condo Fee:
Transfer Fee: \$0
Application Fee: \$0

Min. Days Of Lease: 0
Num of Leases/Yr: 0

Approval: None
Management: None
Terms: Buyer Finance/Cash
Maintenance: None
Special Info: Building Permit, Coastal Construction Line, Elevation Certificate, Seller Disclosure Available, Survey Available
Property Location: Not Applicable

One Time Fees

Spec Assessment:
Land Lease:
Mandatory Club Fee:
Rec. Lease Fee: \$0
Other Fee: \$0

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