

## Residential Customer Financial Report



<b>General Information</b>		ML# 215026015
List Price:	\$510,000	
MLS#:	215026015	Status: <span style="color: green;">Active (04/24/15)</span>
Address:	580 EL CAMINO REAL #3405 NAPLES, FL 34119	
GEO Area:	NA14 - N/O Pine Ridge Rd and Vineyards	
County:	Collier	Property Class: Residential
Status Type:	Resale Property	Subdivision: VISTA POINTE
List Price/Sqft:	\$287.81	Development: VINEYARDS
Property ID:	80890001420	Furnished: Furnished
Approx. Living Area:	1,772	Bedrooms: 2+Den
Approx. Total Area:	1,940	Baths: 2 (2 0)
Building Design:	High Rise (8+)	Year Built: 2007
Potential Short Sale:	No	Foreclosed REO: No
Virtual Tour URL:		

Next OH: Public: Sun Apr 26, 1:00PM-4:00PM

### Detailed Property Information

ML# 215026015

**Property Information:** PANORAMIC MORNING SUNRISES over the sparkling lakes and glorious green golf courses! Decorator designed and offered furnished, this gorgeous 1,772 sq ft 4th floor unit with 2 bdrms+Den/2 baths is model perfect and in pristine condition. A clean palette of cool lights and crisp blues tastefully coordinated make this home come alive! This unit has been generously upgraded with custom window treatments and blinds, upgraded cabinetry, decorative paint finishes, in-wall wiring for TV's, stainless appliances & granite countertops. Semi-private elevator, personal storage unit and outdoor parking spot are included. Fiber optic integration for HD TV, Internet, and landline phone services are included in quarterly fees. This Mediterranean inspired mid-rise presents a luxury, maintenance-free lifestyle from the security systems to the beautiful clubhouse with resort style amenities. Minutes to shopping, restaurants, hospital and I-75. The Vineyards County Club offers optional private membership programs for golf, tennis, fitness and social activities.

**Ownership:** Condo

**Lot Size:** Pets: Limits

**Cable:** Yes

**Guest House L.A.:** Pets - Max. Weight: 50

**Guest House Desc:** Pets - Max. Number: 2

**Elementary School:** VINEYARDS ELEMENTARY SCHOOL

**Middle School:** OAKRIDGE MIDDLE SCHOOL

**High School:** GULF COAST HIGH SCHOOL

**Flooring:** Carpet, Tile

**Cooling:** Ceiling Fans, Central Electric

**Kitchen:**

**View:** Golf Course, Lake, Water Feature

**Private Pool:** No

**Private Spa:** No

**Amenities:** Bike And Jog Path, Clubhouse, Community Park, Community Pool, Community Room, Community Spa/Hot tub, Exercise Room, Golf Course, Internet Access, Library, Private Membership, Streetlight, Trash Chute

**Bedroom:**

**Dining:** Breakfast Bar, Dining - Living

**Equipment:** Dishwasher, Disposal, Dryer, Microwave, Refrigerator/Icemaker, Security System, Self Cleaning Oven, Smoke Detector, Washer

**Exterior Features:** Storage

**Interior Features:** Cable Prewire, Fire Sprinkler, Foyer, High Speed Available, Laundry Tub, Pantry, Smoke Detectors, Tray Ceiling, Window Coverings

**Master Bath:** Dual Sinks, Separate Tub And Shower

**Additional Rooms:** Laundry in Residence, Screened Lanai/Porch, Den - Study

**Parking:** 1 Assigned, Guest

**Restrictions:** Architectural, Deeded, No RV

**Security:** Entry Keypad, Entry Phone, Gated, Lobby, Patrolled

**Storm Protection:** Impact Resistant Windows

### Unit/Bldg. Information

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Building #:	3	Builder Product:	No
Unit Floor:	4	Elevator:	Secured
Total Floors:	8	Roof:	Tile
Units in Building:	42	Units in Complex:	0
Garage:		Construction:	Concrete Block
# Garage Spaces:	0	Building Descri:	
Carport:		# Carport Spaces:	0

### Lot Information

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Waterfront:	Yes	Waterfront Descrip.:	Lake
Gulf Access:	No	Boat/Dock Info:	None
Canal Width:		Water:	Central
Rear Exposure:	E	Sewer:	Central
Sec/Town/Rng:	5/49/26	Irrigation:	Central
Legal Unit:	0	Lot Description:	Regular
Subdivision #:	703350	Lot:	3405
Zoning:		Block/Bldg:	
Listing Broker:	Downing Frye Realty Inc.		
Legal Desc:	VISTA POINTE A CONDOMINIUM UNIT 3405		

### Room Information

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Room Type	Room Dimensions	Room Type	Room Dimensions	Room Type	Room Dimensions	Room Type	Room Dimensions
Den	13 x 11	Kitchen	9 x 13	Dining Room	11 x 9	Lanai	15 x 12
Bedroom	13 x 16	Master Bedroom	14 x 16	Living Room	15 x 17		

### Financial/Transaction Information

ML# 215026015

Total Tax Bill:	\$3,968	Spec Assessment:	
Tax Year:	2014	Land Lease:	
Tax Desc:	County Only	Mandatory Club Fee:	
HOA Fee:		Rec. Lease Fee:	
HOA Description:	Mandatory	Other Fee:	
Master HOA Fee:		<u>One Time Fees</u>	
Condo Fee:	\$1,875 Quarterly	Spec Assessment:	
Transfer Fee:	\$75	Land Lease:	
Application Fee:	\$100	Mandatory Club Fee:	
Min. Days Of Lease:	30	Rec. Lease Fee:	\$0
Num of Leases/Yr:	3	Other Fee:	\$0

Approval: Application Fee,Buyer  
Management: Professional  
Terms: Buyer Finance/Cash  
Maintenance: Cable,Insurance,Internet/WiFi Access,Irrigation Water,Lawn/Land Maintenance,Legal/Accounting,Manager,Master Assn. Fee  
Included,Pest Control Exterior,Rec Facilities,Security,Street Lights,Street Maintenance,Trash Removal  
Special Info: Seller Disclosure Available  
Property Location: Not Applicable

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