

SunshineMLS.com

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Residential Property

Address: 8380 EXCALIBUR CIR
#6

NAPLES, Florida

34108-6749

County: Collier

Property ID: 22600001801

Subdivision #: 172600

Legal Unit:

Block/Bldg: H

Lot: 6

Tax Year: 2008

Taxes: \$4,035

Special Assess: \$0

Tax Description: County Only

Legal: AVALON AT PELICAN BAY A CONDOMINIUM H-6

Virtual Tour URL:

List Broker: Downing Frye Realty, Inc.

ML#: 209015067

Status: A-Active

(GEO) Area: NA04

Furnished: Negotiable

Subdivision: AVALON

Development: PELICAN BAY

Sec/Twn/Rng: 33/48/25

Condo Fee: \$1,435 Quarterly

Master HOA Fee: \$0

HOA Fee: \$0

Price/SqFt: \$313.97

List Price: \$400,000



Detailed Property Information

Property Information:

Living the Naples lifestyle in Avalon at Pelican Bay. Meticulously renovated with great attention to detail, newly painted, the eat-in kitchen finishes include granite countertops, black & stainless appliances, Kraftmaid maple cabinetry w/crown molding & light rails, black-bottom sink, kitchendesk finished in granite and new 18" slate-like porcelain tile on the diagonal throughout with a new washer and dryer. Both bathrooms are enhanced with granite and maple cabinets, new plumbing fixtures, faux-look wallpaper, new toilets and floor to ceiling custom mirrors in the dining room reflecting back the lush landscape view which allows for maximum privacy while still enjoying the flora and fauna of this tropical enclave while listening to lanai fountain. An imported Italian Murano glass chandelier enhances the lighted space. Avalon features a heated community pool and spa in a gated environment & Pelican Bay amenities to include fitness ctr, boardwalk & beach services & waterfront dining.

Building Desc:

Ownership Desc: Condo

Building Design: Low Rise (1-3 Floors)

Bedrooms: 2 Bed

Full/Half Baths: 2 /0

Garage Spaces: 0 -

Carport Spaces: -

Parking: 1 Assigned

Private Pool: No

Private Spa: No

Acres: 0.00

Security: Gated

Waterfront Desc.: None

Boat Access: None

View: Landscaped Area

Bedroom:

Dining: Dining - Living, Eat-in Kitchen

Kitchen:

Master Bath: Dual Sinks, Shower Only

Rooms: Screened Lanai/Porch

Windows:

Interior Features: Cable Prewire, Custom Mirrors, Laundry Tub, Smoke Detectors, Volume Ceiling, Walk-In Closet, Window Coverings

Exterior Features: None

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

Amenities: Beach Access, Beach Club Available, Clubhouse, Community Pool, Exercise Room, Golf Course, Private Beach

Maintenance: Pavilion, Restrictions, Sidewalk, Streetlight, Tennis Court, Underground Utilities, Community Spa/Hot tub

Legal/Accounting, Cable, Irrigation Water, Lawn/Land Maint, Manager, Master Assn. Fee Included, Pest Control

Exterior, Insurance, Rec Facilities, Repairs, Reserve, Trash Removal, Water, Sewer, Street Lights, Street

Maintenance

Living Rm:

Master BR:

Den:

Great Rm:

2nd BR:

Lanai:

Dining Rm:

3rd BR:

Utility Rm:

Kitchen:

4th BR:

Garage:

Family Rm:

5th BR:

Ceil Fans:

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