

SunshineMLS.com

This property information distributed by: Ruth G. Bethem

Downing Frye Realty, Inc. Office Phone: 239-261-2244

Agent Phone: 239-777-7007 Agent Fax: 877-441-7956 Email: ruth@ruthbethem.com

Residential Property

Address: 5305 ANDOVER DR
#201
NAPLES, Florida 34110

County: Collier
Property ID: 29711001382
Subdivision #: 262460

Legal Unit:
Block/Bldg: E15

Lot: 201
Tax Year: 2007
Taxes: \$1,693

Special Assess: \$300 Annually

Tax Description: County Only, Homestead

Legal: CYPRESS POINTE III AT CARLTON LAKES A CONDO BLDG E15-201

Virtual Tour URL:

List Broker: Downing Frye Realty, Inc.

ML#: 208010465
Status: A-Active
(GEO) Area: NA11
Furnished: Negotiable
Subdivision: CARLTON LAKES
Development: CARLTON LAKES
Sec/Twn/Rng: 19/48/26
Condo Fee: \$937 Quarterly
Master HOA Fee: \$0
HOA Fee: \$0
Price/SqFt: \$145.23

List Price: \$280,000



Detailed Property Information

Property Information:

Welcome home to your second floor Carlton Lakes condo in a tropical paradise setting overlooking a large lake rimmed with a preserve that gifts you with deer sightings every now and again. The soothing sounds of a lake fountain will fill you with anticipation to get home and relax. A community that exemplifies the Neopolitan lifestyle with amenities ranging from your own lake for pulling out the big one or a short walk to the clubhouse complete with fishing pier, community pool with lap lanes and spa, lighted tennis courts, fitness center, gathering room with large screen TV, walking trails, bocci ball, basketball and even a fun playground for the little ones. Having a hard time finding a condo that allows pets? Look no further, no pet restrictions here, just a community of fun, active, happy homeowners. This home has two screened lanais, one for viewing the peaceful lake, the other for quiet evenings complete with tropical landscaping providing the utmost in privacy.

Building Desc:
Ownership Desc: Condo
Building Design: Low Rise (1-3 Floors)
Bedrooms: 3 Bed
Full/Half Baths: 2 /0
Garage Spaces: 1 - Attached
Carpport Spaces: -
Parking:
Private Pool: No
Private Spa: No
Acres: 0.00
Security: Gated
Waterfront Desc.: Lake
Boat Access: None
View: Lake
Bedroom:
Dining: Breakfast Bar, Dining - Living, Family - Dining

Kitchen:
Master Bath: Dual Sinks, Shower Only
Rooms: Great Room, Screened Lanai/Porch, Laundry Room in Residence, Screened Balcony

Windows:
Interior Features: Fire Sprinkler, Vaulted Ceiling, Cable Prewire, Pantry, Smoke Detectors, Walk-In Closet

Exterior Features: None
Equipment: Auto Garage Door, Cooktop, Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Self Cleaning Oven, Smoke Detector, Washer

Amenities: BBQ - Picnic, Clubhouse, Community Pool, Exercise Room, Play Area, Sidewalk, Streetlight, Tennis Court, Underground Utilities, Basketball, Community Room, Fishing Pier, Community Spa/Hot tub

Maintenance: Legal/Accounting, Cable, Fidelity Bond, Irrigation Water, Lawn/Land Maint, Manager, Master Assn. Fee Included, Pest Control Exterior, Insurance, Rec Facilities, Repairs, Reserve, Security, Trash Removal, Water, Sewer, Street Lights, Street Maintenance

Living Rm: **Great Rm:** 26x13
Master BR: 17x13
Den:
2nd BR: 11x11
Lanai: 17x10
Dining Rm: 13x11
3rd BR: 20x11
Utility Rm:
Kitchen: 12x9
4th BR:
Garage:
Family Rm:
5th BR:
Ceil Fans:

The source of this real property information is the copyrighted and proprietary database compilation of SunshineMLS, LLC. Copyright 2002-2005 SunshineMLS, LLC. All rights reserved. The accuracy of this information is not warranted or guaranteed. This information should be independently verified if any person intends to engage in a transaction in reliance upon it.