

**Lot & Land Customer Financial Report**



<b>General Information</b>		ML# 216079803
List Price:	\$695,000	Status: Active (06/22/16)
MLS#:	216079803	
Address:	289 CAYS DR NAPLES, FL 34114	
GEO Area:	NA39 - South of US41 East SR92	
County:	Collier	
Property ID:	68300000205	Property Class: Lot & Land
Lot:	1	Subdivision: THE CAYS
Lot Type:	Commercial Lot	Development: PORT OF THE ISLANDS
Block/Bldg:	B	Subdivision #: 571300
Parcels:	2	Sec/Town/Rng: 9/52/28
Zoning:		Foreclosed REO: No
Legal Unit:	0	
Potential Short Sale:	No	
Virtual Tour URL:		
Land Use Code:	10-Vacant Commercial	
Other PIDs:	68300000108	
Legal Desc:	PORT OF THE ISLANDS (THE CAYS) PHASE II TRACT "B" OR 1997 PG 663	
Listing Broker:	Port of the Islands Realty LLC	

**Detailed Property Information**

Property Information: MAKE AN OFFER! Property is zoned C4 with appx. 270 feet of seawall on the Faka Union Canal with direct Gulf of Mexico access & appx. 990 feet SR41 frontage. The community, Port of the Islands, is 14 miles south of 951 (Collier Blvd) on SR 41, 80 miles north of Miami, 15 miles to Marco Island, and surrounded by preserves. Land is two parcels at the east entrance road (Cays Dr.). Larger piece on the water is 3 acres. There are approximately 650 households at present with a resort-style hotel, full-service marina with 170 boat slips (all new with electric and water). There is also a skeet & trap gun club and a rifle & pistol range across the street on the north side of SR41. The marina (except the boat slips) is owned by the county and is now part of Parks & Recreation with a boat ramp, fuel, storage, & marina store. The canal goes directly to the Gulf thru the 10,000 Islands, no bridges. Great spot for chickee rest/bar, observation deck, docks, tours, retail, etc. Property located in Community Improvement District...maintenance/assessments included in tax bill. A brand new state-of-the-art water plant in 2013.

Approx. Lot Size:	0x0x0	Trees:	
Lot Size:	5.00 (acres) / 217,800 (sqft)	Ground Cover:	Grass
Approx Sqft.Land:		Land:	
Rear Exposure:	S	Avail. Documents:	
Elevation:		View:	Canal, Landscaped Area
Lot Desc.:	Corner	Dock:	None
Restrictions:	None	Boat/Dock Info:	None
Utilities:	Cable, Electric, Irrigation Water, Phone Line, Sewer, Trash Removal, Underground Wiring, Water	Waterfront:	Yes
Usage:	Commercial	Waterfront Desc.:	Canal, Navigable
Road:	Paved Road	Gulf Access:	Yes
Sewer:	Central	Canal Width:	Canal Width 151-200
Water:	Central		
Subdivision Info:			

**Financial/Transaction Information**

Total Tax Bill:	\$41,958	Spec Assessment:	
Tax Year:	2016	Land Lease:	
Tax Desc:	County Only	Mandatory Club Fee	
HOA Fee:		Rec. Lease Fee:	
HOA Description:			
Master HOA Fee:		<u>One Time Fees</u>	
Condo Fee:		Spec Assessment:	
Transfer Fee:	\$0	Land Lease:	
		Mandatory Club Fee	
		Rec. Lease Fee:	
		Other Fee:	

Approval: None  
 Terms: Buyer Finance/Cash  
 Maintenance: None  
 Possession: At Closing  
 Special Info:  
 Property Location: Community Development District

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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