



SWFLAMLS

List Price:	\$625,000	Status:	Active (06/11/15)
MLS#:	215034751	Address:	8893 MUSTANG ISLAND CIR , NAPLES FL 34113
GEO Area:	NA19 - Lely Area	Property Class:	Residential
County:	Collier	Apx Liv Area:	2,450
Status Type:	Resale Property	Apx Tot Area:	3,252
List Price/Sqft:	\$255.10	DOM/CDOM:	33/33
Property ID:	60698002829	Beds/Baths:	3+Den / 4(3 1)
Furnished:	Unfurnished	Year Built:	2005
Bldg Design:	Single Family		
Virtual Tour URL:			
Subdivision:	MUSTANG ISLAND		
Development:	LELY RESORT		
Listing Broker:	Diversified Real Estate Group		

Detailed Property Information**ML# 215034751**

Property Information: A truly stunning home inside and out. This popular 3 + Den Tilbury Model with many upgrades is ready to move in condition. Great layout with diagonal tile in the main areas, carpet in the bedrooms and a paved outside patio/pool deck overlooking the Golf Course for your enjoyment. High ceilings throughout gives a spacious and open feeling within the home. Lely Resort is a Lifestyle Community with several membership options available.

Ownership:	Single Family	Pets:	Limits
Lot Size:	0.19 (acres) & / 8,276 (sqft)	Pets - Max. Weight:	1,000
Cable:	Yes	Pets - Max. Number:	40
Guest House L.A.:		Pets - Other Limits:	
Guest House Desc:		Approx. Lot Size:	0x0x0x0 - See Remarks
Elementary School:	LELY ELEMENTARY SCHOOL	Windows:	Arched, Sliding
Middle School:	MANATEE MIDDLE SCHOOL	Exterior Finish:	Stucco
High School:	LELY HIGH SCHOOL	Community Ty:	Gated, Golf Course, Golf Equity, Golf Non Equity,
Private Pool:	Yes/Below Ground, Concrete, Custom Upgrade	Floor Plan Type:	Great Room, Split Bedrooms
Private Spa:	Yes/Below Ground, Concrete, Equipment Stays	Heating:	Central Electric
Kitchen:			
View:	Golf Course, Landscaped Area, Water		
Flooring:	Carpet, Tile		
Cooling:	Central Electric		
Amenities:	Sidewalk, Streetlight, Underground Utility		
Bedroom:			
Dining:	Breakfast Bar, Breakfast Room, Formal		
Equipment:	Auto Garage Door, Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator/Icemaker, Security System, Smoke Detector, Washer		
Exterior Features:	Outdoor Shower, Patio, Sprinkler Auto		
Interior Features:	Cable Prewire, Cathedral Ceiling, Foyer, French Doors, Laundry Tub, Pantry, Smoke Detectors, Surround Sound Wired, Tray Ceiling, Vaulted Ceiling, Volume Ceiling, Walk-In Closet, Window Coverings		
Master Bath:	Dual Sinks, Separate Tub And Shower		
Additional Rooms:	Great Room, Guest Bath, Guest Room, Laundry in Residence, Screened Lanai/Porch, Den - Study		
Parking:			
Restrictions:	Architectural, Deeded, No Commercial, No RV		
Security:			
Storm Protection:	Shutters Manual		

Unit/Bldg. Information**ML# 215034751**

Building #:		Builder Product:	No	Unit Floor:	1	Total Floors:	1
Units in Building:	1			Units in Complex:	1		
Carport:	0			Garage:	2, Attached		
Elevator:	None			Construction:	Concrete Block		
Roof:	Tile			Building Descript:			

Lot Information**ML# 215034751**

Waterfront:	No	Waterfront Descrip:	None
Gulf Access:	No	Boat/Dock Info:	None
Gulf Access Type:		Water:	Central
Canal Width:	None	Sewer:	Central

Rear Exposure: E
Sec/Town/Rng: 33/50/26
Legal Unit: 1
Subdivision #: 495350
Zoning:
Legal Desc: MUSTANG ISLAND LOT 140

Irrigation: Central
Lot Description: Regular
Lot: 140
Block/Bldg:

Financial/Transaction Information**ML# 215034751**

Total Tax Bill: \$5,834.00	Application Fee: \$0	One Time Fees
Tax Year: 2014	Spec Assessment: \$648 Annually	Spec Assessment: \$0
Tax Desc: County Only, Homestead	Land Lease:	Land Lease: \$0
HOA Fee: \$582 Quarterly	Mandatory Club Fee: \$3,550 Annually	Mandatory Club Fee: \$7,500
HOA Description:	Rec. Lease Fee:	Rec. Lease Fee: \$0
Master HOA Fee \$120 Annually	Other Fee:	Other Fee: \$0
Assoc Mngmt Phone 2392222222	Min. Days Of Lease: 30	
Condo Fee:	Num of Leases/Yr: 4	
Transfer Fee: \$0		
Approval: None		
Management: Professional		
Terms: Buyer Finance/Cash		
Maintenance: Insurance, Irrigation Water, Lawn/Land Maintenance, Manager, Master Assn. Fee Included, Reserve, Security, Street Lights, Street Maintenance		
Special Info:		
Property Location: Community Development District		
Possession: At Closing		
Subject to FIRPTA: No		

Office Information**ML# 215034751**

Office Code: DIVR	Agent ID: N507409
Office Name: Diversified Real Estate Group	Agent Name: Jon Kepple
Office Address: 3096 Tamiami Trail N Ste 1 NAPLES FL 34103	Agent Phone: 239-398-7791
Office Phone: 239-403-9700	Agent Fax:
Fax: 239-236-0690	Agent Email: jonathankepple@msn.com

Listing Information**ML# 215034751**

Owner Name: Alliance Capital Invs LLC	Non-Rep Comp: 0%	Variable Rate Comm: No
Bonus Amount:	Joint Agency: No	Target Marketing: Yes
Auction: No	Listing Date: 06/11/2015	Listing on Internet: Yes
Foreclosure (REO): No	Date Expiration: 07/13/2016	Address on Internet: Yes
Potential Short Sale: No	Appointment Req: Yes	Blogging: No
Short Sale Comp:	Appointment Phone: 2393987791	AVM: No
Buyer Agent Comp: 2.5%		
Trans Broker Comp: 2.5%		

Src of Measurements: Property Appraiser Office
Internet Sites: Homes.com, ListHub, NaplesArea.com, Realtor.com, Zillow Group
Showing Inst: Call Listing Agent, Key Box - Supra iBox, Tenant Occupied
Listing Type: Exclusive Agency

Is there a sign on the property with Seller contact information:	Yes	Contact Seller for Showing:	No
Listing Broker available on contract presentation and negotiations:	Yes		
Listing Broker will perform post contract services:	Yes	Limited Service Listing:	No

Confidential Information**ML# 215034751**

call agent for gate code.

Driving Directions**ML# 215034751**

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