

**Status: Active**  
**Current Price: \$2,150,000**

**MLS #: 2240046**  
**List Date: 01/04/2024**

**Residential**  
**Single Family Residence**  
**Listing Office: 602**

<b>Community:</b> Marco Island <b>Unit:</b> 7	<b>Subarea Type:</b> Water Indirect <b>Block:</b> 207	<b>Parcel Number:</b> 57672720004 <b>Lot:</b> 33
<b>Bedrooms Total:</b> 3 <b>A/C SqFt:</b> 2,200	<b>Bathrooms Full:</b> 2 <b>Total Area-SqFt:</b> 3,898	<b>Bathrooms Half:</b> 1 <b>Meas. for A/C:</b> Property
<b>Furnished:</b> Furnished <b>Garage Spaces:</b> 2	<b>Stories:</b> 1 <b>Rear Exposure:</b> Southwest	<b>Appraiser Office</b> <b># Office Den:</b> 1
<b>Guest House Y/N:</b> No <b>View:</b> Canal; Intersecting	<b>Carport Spaces:</b> 0 <b>Boat Dock:</b> No	<b>Year Built:</b> 1994 <b>Island Location:</b> Center Island
Canals; Long Water; Wide Water	<b>Architectural Style:</b> Coastal; Contemporary	<b>Flood Plain:</b> Yes <b>Vehicle Restriction Y/N:</b> No
<b>Pool Private Y/N:</b> Yes <b>Spa Y/N:</b> Yes	<b>Roof:</b> Tile <b>Land Value Y/N:</b> No	<b>Boat Lift:</b> No <b>Acres:</b> 0.2
	<b>Water Front Footage:</b> 80 <b>Road Frontage Length:</b> 80	
	<b>Lot Size Dimensions:</b> 80x110x80x110	



1159 WHITEHEART COURT, Marco Island, FL 34145

**Financial Information**

<b>CDD/CID:</b> No <b>HOA Y/N:</b> No <b>Min # Days For Lease:</b> 1 <b>Tax Annual Amount:</b> \$20,489 <b>Special Assessment:</b> No <b>Approval:</b> None <b>Listing Terms:</b> At Close; Buyer Obtain Mortgage; Cash <b>Activity Membership:</b> None Available	<b>DOM:</b> 58 <b>Activity Membership:</b> No <b>Lease - Times Per Year:</b> 365 <b>Tax Year:</b> 2023	<b>CDOM:</b> 58 <b>Min Food &amp; Beverage Charge Y/N:</b> No <b>Tax:</b> City; County
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- Verify future taxes with Collier County Property Appraiser and Tax Collector.
- Non Ad Valorem Amount Included in Tax If Applicable.
- Tax data on Total Square Footage and A/C Square Footage is an estimate and cannot be guaranteed.

**Remarks:** Sit back on the spacious lanai while soaking in sweeping, southwest-facing vistas and expansive views of the wider canal and converging waterway with a long view all the way to the Winterberry bridge from the 2006 seawall. Crafted by the renowned builder, Divco, this exquisite 3-bedroom plus den, 2.5-bathroom residence exudes an inviting sense of openness and light. Notable features include soaring 12-foot ceilings, strategically placed windows above all sliding doors for indoor and outdoor living. The main living area boasts elegant tile flooring, with a generously proportioned kitchen (modern stainless appliances replaced 2022), separate living and family rooms, a versatile den, and an oversized primary bedroom that beckons relaxation with a central vacuum system for convenience. The sprawling screened lanai features a 40-foot-long pool, with lap lane and pool bath. Recent enhancements included the driveway pavers and front walk. An appealing location within proximity to library, Mackle Park and a short drive to the beach make this a home of convenience and serenity. NEW SEAWALL IN 2006!! Freshly painted inside and out including roof, exterior and pool deck.

**Property Information**

<b>Association Amenities:</b> None <b>Cooling:</b> Ceiling Fan(s); Central Air <b>Construction Materials:</b> Concrete Block Structure; Stucco <b>Dining Area:</b> Breakfast Bar; Breakfast Room; Separate Dining Room <b>Dock:</b> None <b>Appliances:</b> Built-In Electric Oven; Cooktop; Dishwasher; Disposal; Dryer; Microwave; Refrigerator; Refrigerator With Ice Maker; Washer	<b>Floor:</b> Carpet; Tile <b>Parking Features:</b> Attached; Garage; Garage Door Opener <b>Heating:</b> Central Heating; Electric <b>Interior Features:</b> Central Vacuum; Entrance Foyer; Laundry Tub; Volume Ceiling(s); Walk-In Closet(s); Wet Bar <b>Lot Features:</b> Mid Street Location <b>Lawn Sprinkler:</b> City <b>Levels:</b> One <b>Primary Bedroom/Bath Description:</b> Double Vanity; Enclosed Toilet; Separate Tub & Shower; Split Bedrooms	<b>Property Condition:</b> Resale; <b>Private Pool:</b> Electric Heat; In-Ground; Pool Bath; Screen Enclosure <b>Patio and Porch Features:</b> Lanai; Screened <b>Security Features:</b> None <b>Sewer:</b> Sewer Assessment(s): Paid; Sewer Central <b>Waterfront Features:</b> Access Gulf; Canal Front; Sea Wall; Age Sea Wall: 2006 <b>Window and Door Features:</b> Sliding; Transom <b>Water Source:</b> Public
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Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Primary Bedroom	Main	17 x 15		Living Room	Main	15 x 13	
Bedroom 2	Main	12.6 x 11.6		Family Room	Main	17 x 20	
Bedroom 3	Main	12.4 x 12		Kitchen	Main	14 x 16	
Office	Main	11 x 11		Garage	Main	20.6 x 20.4	

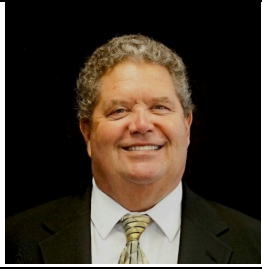












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