

CUSTOMER DISPLAY

Status: Active **MLS #: 2222529** **Residential**
Current Price: \$4,500,000 **List Date: 12/23/2022** **Single Family Residence**
Listing Office: 602

Community: Marco Island
Unit: 13
Bedrooms Total: 4
A/C SqFt: 4,697
Furnished: Unfurnished
Garage Spaces: 4
Guest House Y/N: Yes
View: Inland; See Remarks
Pool Private Y/N: Yes
Spa Y/N: Yes

Subarea Type: Inland
Block: 405
Bathrooms Full: 4
Total Area-SqFt: 12,288
Stories: 1
Rear Exposure: West
Carport Spaces: 0
Boat Dock: No
Architectural Style: Coastal;
 Contemporary
Roof: Tile
Land Value Y/N: No
Water Front Footage: 0
Lot Size Dimensions:
 162x129x157x130

Parcel Number: 58107800003
Lot: 3
Bathrooms Half: 1
Meas. for A/C: Architectural Plans
Office Den: 1
Year Built: 2023
Island Location: Estate Section
Flood Plain: Yes
Vehicle Restriction Y/N: No
Boat Lift: No
Acres: 0.51



1791 OSCEOLA COURT, Marco Island, FL 34145

Financial Information
Special Assessment: 0
Special Assessment Frequency: None
CDD/CID: No
HOA Y/N: No
Min # Days For Lease: 1
Tax Annual Amount: \$2,701
Approval: None
Listing Terms: At Close; Buyer Obtain Mortgage; Cash
Activity Membership: None Available

DOM: 20
Activity Membership: No
Lease - Times Per Year: 365
Tax Year: 2022

CDOM: 20
Min Food & Beverage Charge Y/N: No
Tax: City; County; Land Value

- 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: Under construction in the Marco Island Estates is a contemporary coastal one-story luxury home of 4697SF and 12,288SF total area including pool deck, 8,499 sq ft under roof ideal for indoor/outdoor living. An impressive foyer entry brings you to a 32'x20' great room featuring zero corner sliding walls. From every room in the home, you are treated to sublime views of a double wide lanai with dual inlaid wood ceilings that overlook a resort style fenced pool and integrated spa; with dual bubblers, and a sand beach sun shelf at one end, surrounded by lush tropical landscaping across the entirety of the pool deck. Featuring finished tray and volume ceilings, the great room living area is open to a sleek modern kitchen featuring a 12' x 5' island with breakfast bar, all custom cabinetry with hidden appliances, walk-in butler's and service pantries leading to the formal dining area. Relax and entertain friends and family in the spacious home theater with projector and surround sound; with candy bar and powder room nearby. Also open to the lanai, retreat to the exclusive primary master suite wing with built-in's, his and hers walk-in closets and a beautifully appointed modern master bath with wall-to-wall mirror, built-in vanity, 6 ft. soaking tub and designer tile features. Adjacent is a wood lined study with coffered ceilings and lanai access. A second spacious split primary guest suite on the other side of the home features a large bath, walk-in shower, and walk-in closet. For further ultimate guest privacy, 2 more roomy cabana guest suites with private entrances overlook the pool and include large walk-in closets. Next to the cabanas is a full-size summer kitchen with an inlaid wood ceiling, a built-in grill and dining area for more entertaining. A large laundry room with built-in cabinetry is adjacent to a large mechanical room. This control 4 smart home includes lighting control, recessed and designer fixtures throughout. Dual garages with interior access and 4 car parking, flank the home with more parking on the circular drive. A contemporary coastal styling is felt through crown moldings, thoughtful wide plank wood-look porcelain, and stone tile flooring which enhance the clean lines and crisp interior design, creating a light and bright backdrop for the ultimate tropical lifestyle.

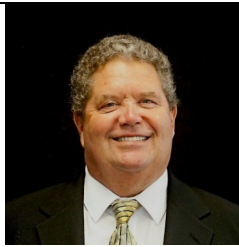
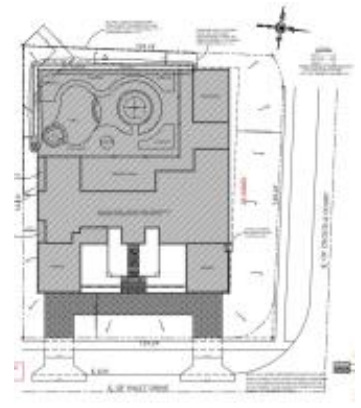
Property Information

<p>Association Amenities: None Cooling: 2 or More Systems; Ceiling Fan(s); Central Air; Zoned Construction Materials: Concrete; Concrete Block Structure; Stucco Dining Area: Breakfast Bar; Eat-In Kitchen; Separate Dining Room Dock: None Appliances: Built-In Gas Oven; Dishwasher; Disposal; Dryer; Freezer; Microwave; Oven; Range; Refrigerator With Ice Maker; Washer</p>	<p>Exterior Features: Built-in Barbecue; Outdoor Kitchen Floor: Marble; Natural Stone; Tile Guest House: # of Bathrooms: 2; # of Bedrooms: 2; Guest House SqFt: 657; Guest House Attached: Yes; Patio Parking Features: Attached; Circular Driveway; Garage; Garage Door Opener Heating: 2 or More Systems; Central Heating; Electric Interior Features: Built-in Features; Custom Cabinets; Custom Closets; Entrance Foyer; Laundry Tub; Pantry; Tray Ceiling(s); Volume Ceiling(s); Walk-In Closet(s) Lot Features: City Lot; Corner Lot Lawn Sprinkler: City Levels: One Primary Bedroom/Bath Description: Double Vanity; Enclosed Toilet; Primary Downstairs; Separate Tub & Shower; Split Bedrooms</p>	<p>Property Condition: Under Construction; Anticipated Completion Date 11/30/2023 Private Pool: Electric Heat; In-Ground; Pool Bath; Pool/Spa Combo Patio and Porch Features: Lanai; Open Security Features: Security System; Smoke Detector(s) Sewer: Sewer Assessment(s): Paid; Sewer Central Waterfront Features: None; Window and Door Features: Impact Doors; Impact Windows Water Source: Public</p>
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Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Primary Bedroom	Main	19 x 19	with 2 large walk in closets (12' & 16' wide)	Living Room	Main	20 x 32	great room
Bedroom 2		19 x 15	could be a second Primary suite	Dining Room		13 x 16	
Bedroom 3		14 x 20	Cabana Bedroom	Kitchen	Main	11 x 16	large 12' x 5' Island
Bedroom 4		14 x 20	Cabana Bedroom	Den		14 x 22	Home Theatre
Office		14 x 13	coffered ceilings	Laundry		9 x 9	9 x 5 adjacent mechanical room
Florida Room		14 x 20	Covered lanai dining and summer kitchen				
Florida Room		18 x 41	covered lanai with wood ceilings				

Screen 48 x 78 not screened
Porch/Lanai





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