

Status: Active **MLS #: 2240864** **Residential**
Current Price: \$5,950,000 **List Date: 04/04/2024** **Single Family Residence**
Listing Office: 602

Community: Marco Island
Unit: 9
Bedrooms Total: 4
A/C SqFt: 5,033
Furnished: Unfurnished
Garage Spaces: 3
View: Canal
Pool Private Y/N: Yes
Spa Y/N: Yes

Subarea Type: Water Direct
Block: 312
Bathrooms Full: 5
Total Area-SqFt: 7,191
Stories: 2
Rear Exposure: South
Carport Spaces: 0
Boat Dock: No
Architectural Style: Coastal; Contemporary
Roof: Tile
Water Front Footage: 150
Lot Size Dimensions: 182x150x150x203

Parcel Number: 57806200002
Lot: 1
Bathrooms Half: 0
Meas. for A/C: Property Appraiser Office
Office Den: 1
Year Built: 2022
Island Location: Estate Section
Flood Plain: Yes
Boat Lift: No



1405 COLLINGSWOOD AVENUE, Marco Island, FL 34145

Financial Information
CDD/CID: No **DOM:** 0 **CDOM:** 113
HOA Y/N: No **Activity Membership:** No **Min Food & Beverage Charge Y/N:** No
Min # Days For Lease: 1 **Tax Year:** 2023 **Max # Days For Lease:** 365
Tax Annual Amount: \$19,247 **Tax:** City; County
Special Assessment: No
Approval: None
Listing Terms: At Close; Buyer Obtain Mortgage; Cash
Activity Membership: None Available

- 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: Newly Constructed Coastal Contemporary Waterfront Masterpiece Discover the epitome of luxury living in this brand-new custom-built home with an expansive lot that boasts set back grounds, creating an oasis of space and greenery rarely found in today's market. This Southern exposure beauty with canal views is a water direct 10 minutes from the Gulf of Mexico. With 4 bedrooms, a dedicated office, and 5 bathrooms, 7191SF total, this residence is designed for those who demand the finest. You'll be greeted by a grand entry foyer that leads to a spacious great room with soaring 12-foot ceilings. This open-concept space seamlessly flows into the waterfront dining area and a chef's dream kitchen, complete with a walk-in pantry. Throughout the home, you'll find exquisite fixtures and top-tier finishes, including stunning wide plank wood flooring. Entertain with ease in the ground-level game room, equipped with a wet bar. The primary suite is a sanctuary, featuring a spa like bath with dual sinks, a soaking tub, two walk-in closets, a vanity dressing area and private study. Upstairs, via a stairs or elevator, you'll find three more en-suite bedrooms and a loft games room with wet bar. Two bedrooms and the loft open to a covered waterfront terrace, while the third bedroom enjoys a private terrace. Experience the beauty of the south-facing water views that stretch across the entire rear of the home, from floor-to-ceiling impact glass sliders and windows. This picturesque backdrop frames the custom tiled pool, spa and fenced yard perfectly. The covered lanai hosts a dining area, outdoor kitchen with fireplace, and conveniently connects to a pool bath. Build your dock to suit with space for a yacht. This home is designed for discerning individuals who seek to create their own legacy on Marco Island. Please note that the sister property photos showcase features and quality of finishes and do not reflect the views from this property.

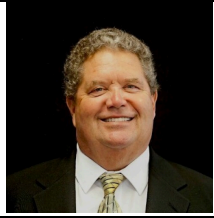
Property Information
Association Amenities: None
Cooling: 2 or More Systems; Ceiling Fan(s); Central Air
Construction Materials: Concrete; Concrete Block Structure
Dining Area: Breakfast Bar; Eat-In Kitchen; Family-Dining Room
Dock: None
Appliances: Built-In Electric Oven; Cooktop; Dishwasher; Disposal; Dryer; Microwave; Oven; Range; Refrigerator; Washer; Wine Cooler

Exterior Features: Balcony; Built-in Barbecue; Deck; Fenced; Outdoor Kitchen
Floor: Wood
Parking Features: Attached; Circular Driveway; Garage; Garage Door Opener
Heating: 2 or More Systems; Central Heating; Electric
Interior Features: Central Vacuum; Custom Cabinets; Custom Closets; Elevator; Entrance Foyer; Gas Fireplace; Laundry in Residence; Laundry Tub; Pantry; Tray Ceiling(s); Volume Ceiling(s); Walk-In Closet(s); Wet Bar
Lot Features: City Lot; Corner Lot
Levels: Two
Primary Bedroom/Bath Description: Bath Jetted; Double Vanity; Enclosed Toilet; Primary Downstairs; Separate Tub & Shower

Property Condition: New Construction;
Private Pool: Electric Heat; In-Ground; Pool Bath; Pool/Spa Combo
Patio and Porch Features: Lanai; Open; Patio
Security Features: None
Sewer: Sewer Assessment(s); Paid; Sewer Central
Waterfront Features: Access Gulf; Canal Front; No Bridge; Sea Wall;
Window and Door Features: Electric Shutters; Impact Doors; Impact Windows; Sliding
Water Source: Public

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Primary Bedroom	Main	17 x 17		Living Room	Main	18 x 29	
Bedroom 2	Upper	16 x 16		Dining Room	Main	17 x 18	
Bedroom 3	Upper	20 x 19		Kitchen	Main	12 x 18	
Bedroom 4	Upper	15 x 15		Garage		18 x 32.4	
Office	Main	12 x 15		Laundry		8.2 x 13.2	
Game Room	Main	17.4 x 15					
Game Room	Upper	17 x 19.2					





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