	CL	JSTOMER DISPLAY			
Status: Active	MLS #: 22404	MLS #: 2240400 Bldg #: C-402 Unit #: C-402			
Condo Name: WATERS ED	GE Bldg #: C-402				
Current Price: \$775,000	List Date: 02	List Date: 02/08/2024			
Community: Marco Island	Subarea Type: Water Direct	Parcel Number: 81171680006			
Bedrooms Total: 2	Bathrooms Full: 2	Bathrooms Half: 0			
A/C SqFt: 1,330	Total Area-SqFt: 1,620	Meas. for A/C: Floor Plan Service	-		
Unit Floor: 4	Stories Total: 4	# Office Den: 0	And the second s		
Total # Units In Subdivision: 44	Rear Exposure: East	Number Of Units Total: 12			
Furnished: Furnished	Carport Spaces: 0	Year Built: 1980	2.00 Ball		
Garage Spaces: 1	Boat Dock: No	Pets Allowed: With Approval	The second second		
Assigned Parking Space: 402C	Architectural Style: Coastal;	Island Location: Southend			
View: Partial Gulf	Contemporary	Flood Plain: Yes			
Pool Private Y/N: No	1 3	Boat Lift: No	THE TRUE OF		

Financial Information

Community Pool: Yes

CDD/CID: No HOA Y/N: Yes Maintenance Fee Per Month: \$906 Min # Davs For Lease: 30 Tax Annual Amount: \$4.889 Special Assessment: No Approval: Application Fee: Buver Listing Terms: At Close; Buyer Obtain Mortgage; Cash Activity Membership: None Available

DOM: 4 HOA Fee/Month:\$0 Activity Membership: No Maintenance Fee Verified: Yes Lease - Times Per Year: 12 Tax Year: 2023

CDOM: 4 Min Food & Beverage Charge Y/N: No Application Fee: \$150 Max # Davs For Lease: 30 Tax: City; County

933 COLLIER COURT, Marco Island, FL 34145

Maintenance Includes: Cable TV: Landscaping: Pest Control: Public Insurance: Recreation Facilities; Reserve: Sewer: Trash; Water

- 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.

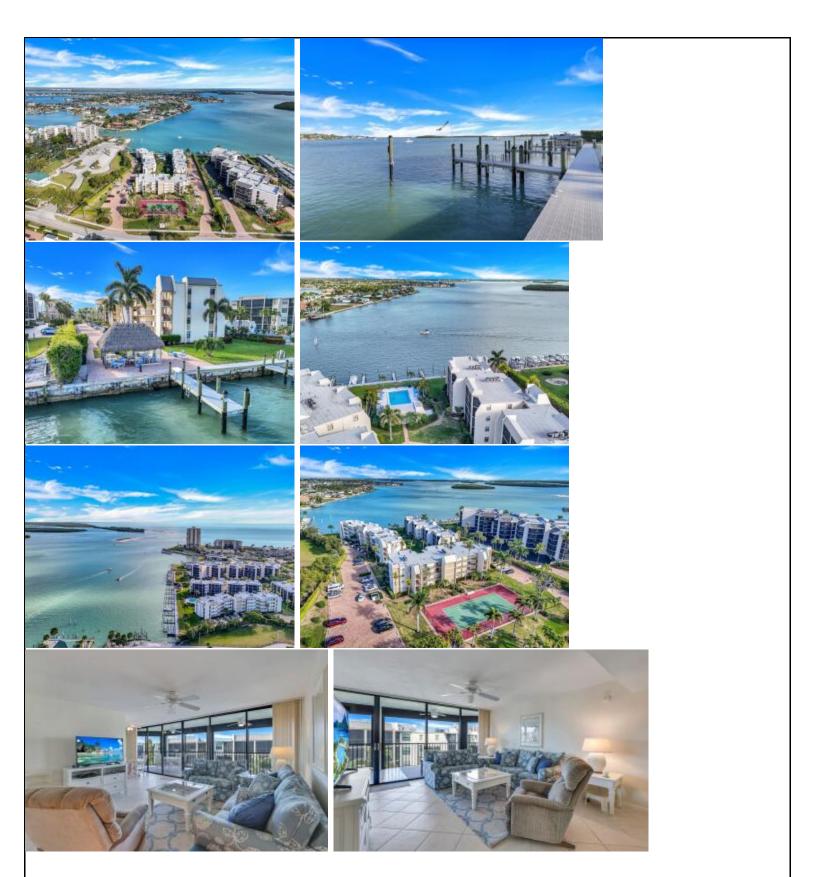
Remarks: Perched majestically overlooking the picturesque Caxambas Pass, this condo at Waters Edge, a gated community at the Southend of Marco Island, offers the breathtaking beauty of the 10,000 islands and the boating lifestyle. This top-floor 2-bedroom, 2-bathroom residence offers an abundance of natural light, spacious interiors, gentle breezes and captivating water vistas from a sprawling 33 ft. screened lanai with automatic shutters. The open-concept design seamlessly integrates the living, dining, and kitchen areas, with breakfast nook, complemented by an alcove that serves as a versatile flex space, catering to modern living needs. The ensuite primary bedroom affords a walk-in closet and dressing area while the second split bedroom boasts enchanting water views while both offer direct lanai access. Laundry closet and pantry round out the plentiful storage, along with an exterior locked storage closet located adjacent to the unit. Residents are treated to a host of amenities, including kayak storage, tennis court, pickleball, a grill area with a chickee hut overlooking the water, and a heated waterfront pool complete with bathrooms and outdoor showers for added convenience. Wet dock slips (sans lifts) are available, subject to assignment by the manager's approval process. Moreover, new docks and a fishing pier, bike racks enhance the overall allure. Pet lovers will appreciate the pet-friendly atmosphere, within specified limits. Enjoy an assigned parking space close to the elevator. Conveniently situated near Marco Beach, this exceptional property offers the epitome of coastal living, with a harmonious blend of luxury and unparalleled natural beauty.

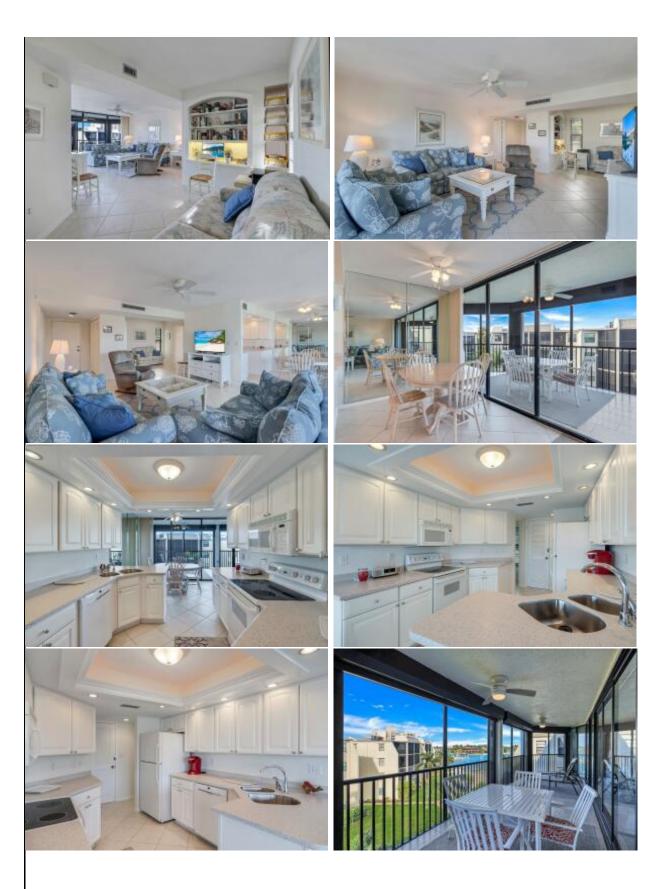
Property Information	n						
Assigned Storage Space: 402C Exterior Features: Outdoor		or Shower; Tennis		Patio and Porch Features: Lanai: Screened			
	Association Amenities: Barbecue; Elevator(s); Court(s)		1		Restrictions: No Boat/Trailer; No Commercial; No		
Fishing Pier; Kayak S	Kayak Storage; Marina; Pickleball; Floor: Carpet; Tile				Motor Home; No Trucks/Rvs		
Picnic Area; Pier; Pool; Shuffleboard Court; Tennis Parking Features: Assign		ed Parking Space: 402C;		Security Features: Gated Community; Security			
Court(s); Trash Chute; See Remarks Open		Open			Gate		
Cooling: Ceiling Fan(s); Central Air Heating: Central Heating; Electric		,		Unit Design: Mid Rise			
Construction Materials: Concrete Block Structure; Interior Features: Assigned							
		Custom Cabinets; Elevator; Pantry; Tray Ceiling(s);		Window and Door Features: Electric Shutters;			
Dining Area: Dining-Living Room; Eat-In Kitchen Walk-In Closet(s)				Sliding; Window Coverings			
		Lot Features: City Lot; Mid Street Location					
Appliances: Dishwasher; Disposal; Dryer;		Levels: One					
			Primary Bedroom/Bath Description: Double				
			Vanity; Shower Only; Spli				
Room Name	Level Dimensions			Room Name	Level Dir		Remarks
,	Main 12.4 x 18.6		th dressing area	Living Room	Main 14		Open to dining and breakfast nook
	Main 12.6 x 15.8	water view		Dining Room	Main 8 x		Open to living and kitchen
Screen Porch/Lanai	Main 33 x 9	Screened	and automatic shutters	Den	Main 7.3	x 10	breakfast nook or flex space
Pet Restrictions: 1 pet under 20 lbs							

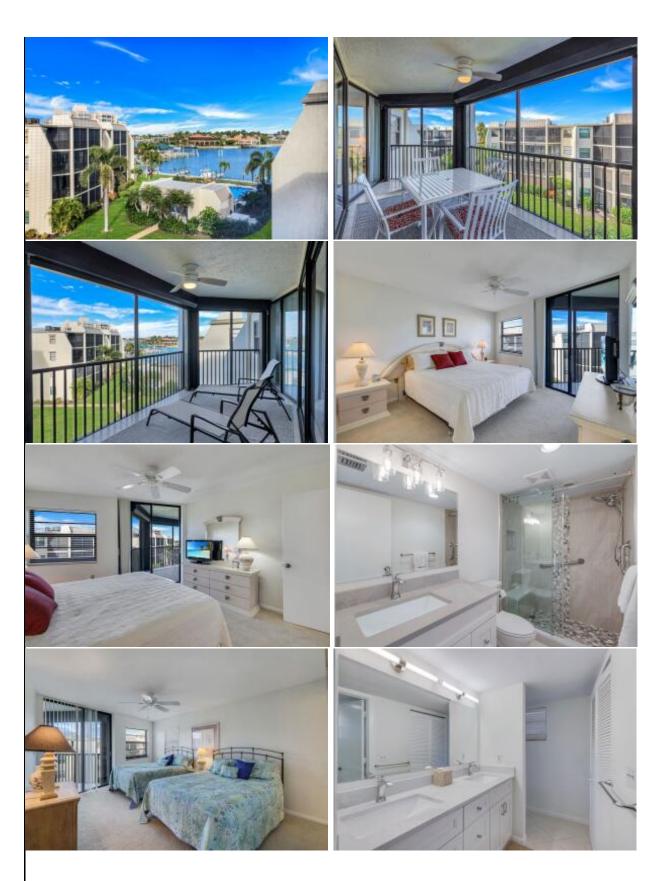
Residential Condominium

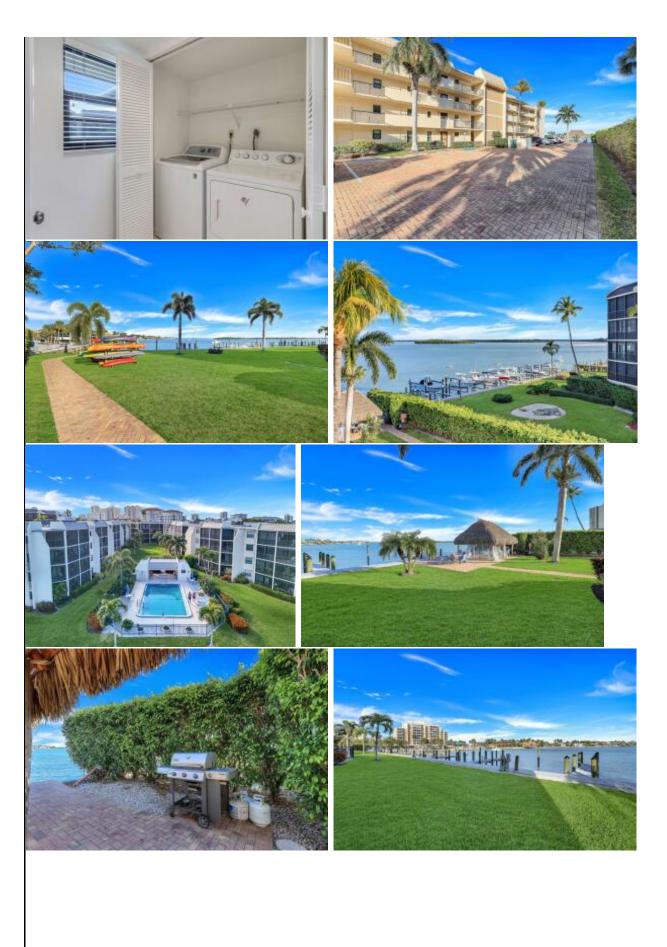














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