

Status: Active
Current Price: \$5,000,000

MLS #: 2240198
List Date: 01/18/2024

Residential
Single Family Residence
Listing Office: 602

Community: Marco Island Unit: 0 Bedrooms Total: 3 A/C SqFt: 2,614 Furnished: Turnkey Garage Spaces: 2 View: Bay; Long Water; Pool; Wide Water Pool Private Y/N: Yes Spa Y/N: Yes	Subarea Type: Water Direct Block: 6 Bathrooms Full: 3 Total Area-SqFt: 4,351 Stories: 1 Rear Exposure: West Boat Dock: Yes Architectural Style: Coastal; Contemporary Roof: Tile Water Front Footage: 80 Road Frontage Length: 80 Lot Size Dimensions: 80x150x80x150	Parcel Number: 64614280003 Lot: 10 Bathrooms Half: 0 Meas. for A/C: Property Appraiser Office # Office Den: 1 Year Built: 1979 Island Location: Old Marco Flood Plain: Yes Boat Lift: Yes
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1076 OLD MARCO LANE, Marco Island, FL 34145

Financial Information

CDD/CID: No HOA Y/N: No Tax Annual Amount: \$28,415 Special Assessment: No Approval: None Listing Terms: At Close; Buyer Obtain Mortgage; Cash Activity Membership: None Required	DOM: 4 Activity Membership: No Lease - Times Per Year: 365 Tax Year: 2023	CDOM: 4 Min Food & Beverage Charge Y/N: No Tax: 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: Experience breathtaking Western sunsets and expansive water views from this exquisite Old Marco coastal home boasting 3 Beds + Den | 3 Baths. Designed for Florida's coveted indoor/outdoor lifestyle, this turnkey residence sits on a private cul-de-sac, framed by mature palms and a welcoming circular drive with a charming entry fountain. Step inside to discover a spacious open great room with formal dining, dine-in kitchen featuring Bosch appliances, breakfast nook, breakfast bar, and a den, all offering captivating bay vistas. The primary ensuite offers privacy and space, while two charming bedrooms share a bath. A well-appointed laundry room and mudroom lead to a 2-car garage equipped with built-in storage shelves and a workshop. Relax and entertain on the covered lanai with a screened pool, soothing waterfall spa, and a convenient summer kitchen with a built-in grill. Boating enthusiasts will delight in the quick 10-minute access to the Gulf from the dock, complete with a new 22,000 lb lift and a double jet ski lift. Electric storm shutters provide added convenience and peace of mind. This prime location allows for easy off-island access, proximity to Rose Marina, the quaint Old Marco shops and restaurants, and the lively Collier Boulevard shopping district. Offering a unique location, view, and home in the esteemed Old Marco neighborhood. The roof was replaced in 2018, making this property an ideal family home or ideal income opportunity in Marco Island's sought-after Old Marco neighborhood.

Property Information

Association Amenities: None Cooling: Ceiling Fan(s); Central Air Construction Materials: Concrete Block Structure; Stucco Dining Area: Breakfast Bar; Breakfast Room; Eat-In Kitchen; Separate Dining Room Dock Accommodates: 0-20 Ft; 20-30 Ft; 30-40 Ft Dock: Deeded Appliances: Disposal; Dryer; Microwave; Oven; Range; Refrigerator; Refrigerator With Ice Maker; Washer; Water Softener Owned	Exterior Features: Built-in Barbecue; Outdoor Kitchen Floor: Tile Parking Features: Attached; Circular Driveway; Garage; Garage Door Opener Heating: Central Heating; Electric Interior Features: Central Vacuum; Entrance Foyer; Sound System; Tray Ceiling(s); Volume Ceiling(s); Walk-In Closet(s) Lot Features: City Lot; Cul-De-Sac Levels: One Primary Bedroom/Bath Description: Double Vanity; Primary Downstairs; Separate Tub & Shower; Split Bedrooms	Property Condition: Resale; Private Pool: Electric Heat; In-Ground; Pool/Spa Combo; Screen Enclosure Patio and Porch Features: Lanai: Screened; Patio Security Features: Other Sewer: Sewer Assessment(s): Paid; Sewer Central Waterfront Features: Access Gulf; Access Lift; Access Private Dock; Bay Front; Sea Wall; Age Sea Wall: 2018 Window and Door Features: Arched Water Source: Public
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Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Primary Bedroom	Main	21 x 12		Living Room	Main	22 x 20	
Bedroom 2		17 x 13		Dining Room		16 x 14	
Bedroom 3		15 x 12		Kitchen		19 x 12	
Screen Porch/Lanai		38 x 31		Garage		30 x 21	
				Utility Room		11 x 8	

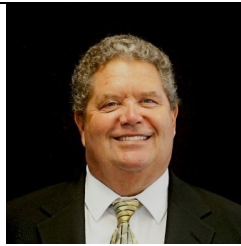
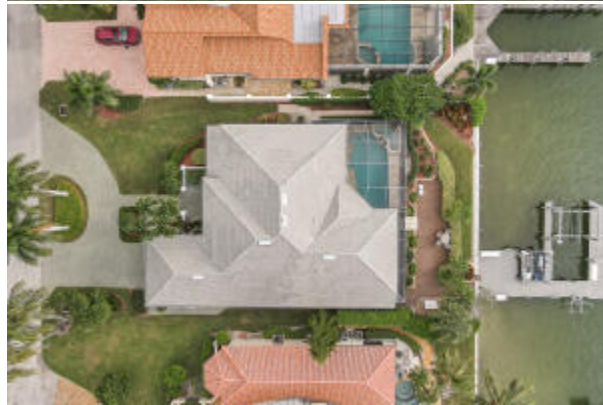












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