

Residential Customer Financial Report



General Information		ML# 217029442
List Price:	\$5,650,000	
MLS#:	217029442	Status: Active (04/12/17)
Address:	6597 NICHOLAS BLVD #PH-25 NAPLES, FL 34108	
GEO Area:	NA04 - Pelican Bay Area	
County:	Collier	Property Class: Residential
Status Type:	Resale Property	Subdivision: CAP FERRAT
List Price/Sqft:	\$824.82	Development: PELICAN BAY
Property ID:	25334002225	Furnished: Partially Furnished
Approx. Living Area:	6,850	Bedrooms: 4 + Den
Approx. Total Area:	9,725	Baths: 7 (6 1)
Building Design:	High Rise (8+)	Year Built: 2002
Potential Short Sale:	No	Foreclosed REO: No
Virtual Tour URL:	https://my.matterport.com/show/?m=vfrfSn2v9rE	

Detailed Property Information

Property Information:	C.13569 - Exquisite penthouse with artistic, handcrafted moldings by an internationally recognized master carpenter in the masterpiece building, Cap Ferrat. This luxury home has stunning views horizon-to-horizon with 7 screened/open terraces plus roof decks with wine bar, sauna, spa and crows nest with fireplace. Living area has private spaces and gathering places catering to every need. Fine design features with crystal chandeliers, beveled mirrors, and delicate hand-painted accents create an ambiance of unparalleled excellence. Cap Ferrat has private elevator entry, 3 parking spaces and steps-away access to the incomparable white sand beach amenities including 2 private beach pavilions with indoor/outdoor dining and lounge/umbrella service. Other private Pelican Bay amenities include 18 tennis courts, state-of-the-art fitness center and much more. The Club Pelican Bay offers equity membership to Arthur Hills designed 27-hole golf course. Newly constructed Clubhouse has a sweeping 2-story entrance and verandas creating elegant beach-plantation feel. Public amenities within Pelican Bay include world-class entertainment, art and shopping facilities plus two 5-Star hotels.		
Ownership:	Condo	Pets:	Limits
Lot Size:		Pets - Max. Weight:	2
Cable:	Yes	Pets - Max. Number:	25
		Pets - Other Limits:	
Guest House L.A.:		Approx. Lot Size:	0x0x0x0
Guest House Desc:		Gulf Access Type:	
Elementary School:	SEA GATE ELEMENTARY	Windows:	See Remarks
Middle School:	PINE RIDGE MIDDLE SCHOOL	Exterior Finish:	See Remarks
High School:	BARRON COLLIER HIGH SCHOOL	Community Type:	Gated, Golf Course, Tennis
Flooring:	Carpet, Marble	Golf Type:	Golf Equity
Cooling:	Central Electric	Floor Plan Type:	See Remarks
Kitchen:	Island, Pantry	Heating:	Central Electric, Zoned
View:	Bay, Golf Course, Gulf, Gulf and Bay, Mangroves		
Private Pool:	No		
Private Spa:	Yes/Below Ground, Equipment Stays, Heated Electric		
Amenities:	Beach Access, Bike And Jog Path, Bike Storage, Community Pool, Community Spa/Hot tub, Exercise Room, Private Beach Pavilion, Restaurant, Sauna, Tennis Court, Trash Chute		
Bedroom:	Split Bedrooms		
Dining:	Breakfast Room, Formal		
Equipment:	Central Vacuum, Dishwasher, Disposal, Dryer, Microwave, Refrigerator/Icemaker, Smoke Detector, Wall Oven, Washer		
Exterior Features:	Gazebo, Tennis Court		
Interior Features:	Built-In Cabinets, Cable Prewire, Custom Mirrors, Fireplace, Laundry Tub, Pantry, Smoke Detectors		
Master Bath:	2 Masters		
Additional Rooms:	Laundry in Residence, Open Lanai/Porch, Screened Lanai/Porch, Den - Study		
Parking:	2+ Spaces, Under Bldg Closed		
Road:			
Restrictions:	Limited Build Time, No RV, No Truck		
Security:			
Storm Protection:	Impact Resistant Doors, Impact Resistant Windows, Shutters Electric		

Unit/Bldg. Information

Building #:		Builder Product:	No	ML# 217029442
Unit Floor:		Elevator:	None	
Total Floors:		Roof:	See Remarks	
Units in Building:		Units in Complex:	0	
Garage:		Construction:	Concrete Block	
# Garage Spaces:		Building Descr:	Penthouse	
Carport:		# Carport Spaces:	0	

Lot Information

Waterfront:		Waterfront Descrip:	None	ML# 217029442
Gulf Access:		Boat/Dock Info:	None	
Canal Width:		Water:	Central	
Rear Exposure:		Sewer:	Central	
Sec/Town/Rng:		Irrigation:	See Remarks	
Legal Unit:		Lot Description:	See Remarks	
Subdivision #:		Lot:	25	
Zoning:		Block/Bldg:	PH	
Listing Broker:				
Legal Desc:				

Room Information

Room Type	Room Dimensions	Room Type	Room Dimensions	Room Type	Room Dimensions	Room Type	Room Dimensions	ML# 217029442
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Financial/Transaction Information

Total Tax Bill:		\$48,058	HOA Description:	Mandatory	ML# 217029442
Tax Year:		2016			
Tax Desc:		County Only	<u>Recurring Fees:</u>		
Min. Days Of Lease:		30	HOA Fee:	\$0	
Num of Leases/Yr:		3	Master HOA Fee:	\$2,272 Annually	
Approval:		Application Fee, Buyer	Condo Fee:	\$10,806 Quarterly	
Management:		Professional	Spec Assessment:	\$0	
Terms:		Buyer Pays Title, Buyer Finance/Cash	Land Lease:	\$0	
		Cable, Fidelity Bond, Insurance, Lawn/Land Maintenance,	Mandatory Club Fee:	\$0	
Maintenance:		Legal/Accounting, Manager, Pest Control Exterior, Reserve, Security, Sewer, Street Lights, Street Maintenance, Trash Removal, Water	Rec. Lease Fee:	\$0	
			<u>Total Annual Recurring Fees:</u>	\$45,496	
Special Info:			<u>One Time Fees</u>		
Tax District Type:		Municipal Service Tax Unit	Mandatory Club Fee:	\$0	
			Land Lease:	\$0	

Rec. Lease Fee:	\$0
Other Fee:	\$0
Spec Assessment:	\$0
Transfer Fee:	\$6,000
Application Fee:	\$150
<u>Total One Time Fees:</u>	\$6,150

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