

Status: Active **MLS #: 2240652** **Residential**
Current Price: \$2,650,000 **List Date: 03/08/2024** **Single Family Residence**
Listing Office: 602

Community: Marco Island
Unit: 12
Bedrooms Total: 3
A/C SqFt: 2,236
Furnished: Unfurnished
Garage Spaces: 2
Guest House Y/N: No
View: Bay, Intersecting Canals; Long Water; Pool
Pool Private Y/N: Yes
Spa Y/N: Yes

Subarea Type: Water Direct
Block: 376
Bathrooms Full: 2
Total Area-SqFt: 2,690
Stories: 1
Rear Exposure: South
Carport Spaces: 0
Boat Dock: Yes
Architectural Style: Coastal; Ranch
Roof: Tile
Land Value Y/N: No
Water Front Footage: 100
Road Frontage Length: 100
Lot Size Dimensions: 100X110X100X110

Parcel Number: 58041000008
Lot: 9
Bathrooms Half: 0
Meas. for A/C: Property Appraiser Office
Office Den: 1
Year Built: 1996
Island Location: Hideaway Beach
Flood Plain: Yes
Vehicle Restriction Y/N: No
Boat Lift: Yes
Acres: 0.25



471 RENARD COURT, Marco Island, FL 34145

Financial Information
CDD/CID: No
HOA Y/N: No
Tax Annual Amount: \$7,949
Special Assessment: No
Approval: None
Listing Terms: At Close; Buyer Obtain Mortgage; Cash
Activity Membership: None Available

DOM: 0
Activity Membership: No
Tax Year: 2023

CDOM: 0
Min Food & Beverage Charge Y/N: No
Tax: City; County

- **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: Explore this extraordinary waterfront retreat, a haven for those with a passion for boating, nestled in a tranquil northern island setting en route to Hideaway Beach. Bathed in southern sunlight, this residence boasts an expansive, light-filled floor plan. Situated on a wide 100ft canal and bay, it offers breathtaking vistas and effortless water direct access to Collier Bay and the Gulf of Mexico. The home presents a versatile den/office, high ceilings, and a well-appointed eat-in kitchen featuring a center island with double sink, double oven, new refrigerator (2021), and breakfast bar seating six, seamlessly flowing into a family room that opens to a formal living area and dedicated dining space, all overlooking the 100 ft. waterfront. This single-level treasure includes a luxurious ensuite primary bedroom with dual walk-in closets and a spacious primary bath with a soaking tub, alongside split bedrooms for enhanced privacy, each equipped with cable TV and adorned with natural stone travertine and tile flooring throughout the residence. Outside, a sizable screened lanai with a pool and spa beckons relaxation, complemented by a wooden dock featuring a jet ski lift and slip accommodating boats up to 44ft with a 40,000 lb. boat lift, catering to the avid boater. Additional highlights encompass freshly painted interiors, a spacious laundry room with new cabinetry (washer/dryer-2019), and a dual garage with storage cabinets and shelving units that remain. The property boasts exceptional curb appeal, a generous side yard boasting a productive avocado tree, and lush landscaping with palm trees and tropical foliage, promising an enchanting indoor-outdoor lifestyle in the heart of Florida.

Property Information

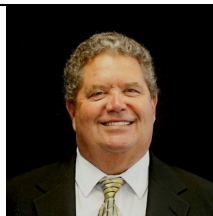
Association Amenities: None
Cooling: Ceiling Fan(s); Central Air
Construction Materials: Concrete Block Structure
Dining Area: Breakfast Bar; Dining-Living Room; Eat-In Kitchen
Dock Accommodates: 30-40 Ft
Dock: Deeded; See Remarks
Appliances: Built-In Electric Oven; Dishwasher; Disposal; Dryer; Microwave; Oven; Range; Refrigerator With Ice Maker; Washer

Exterior Features: Fruit Tree
Floor: Natural Stone; Tile
Parking Features: Attached; Garage; Garage Door Opener; Guest; Private
Heating: Central Heating; Electric
Interior Features: Built-in Features; Custom Cabinets; Custom Closets; French Doors; Laundry Tub; Vaulted Ceiling(s); Volume Ceiling(s); Walk-In Closet(s)
Lot Features: City Lot; Cul-De-Sac
Lawn Sprinkler: City
Levels: One
Primary Bedroom/Bath Description: Double Vanity; Enclosed Toilet; Primary Downstairs; Separate Tub & Shower

Property Condition: Resale;
Private Pool: Electric Heat; In-Ground; Pool/Spa Combo; Screen Enclosure
Patio and Porch Features: Lanai; Screened
Security Features: Smoke Detector(s); None
Sewer: Sewer Assessment(s); Paid; Sewer Central
Waterfront Features: Access Gulf; Access Lift; Bay Front; Canal Front; No Bridge; Sea Wall;
Window and Door Features: Sliding
Water Source: Public

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Primary Bedroom	Main	22.1 x 13.1	Primary Bath 14.2 x 13.10	Living Room	Main	15.8 x 5.6	
Bedroom 2	Main	13.4 x 11.1	Beds 2 & 3 share a second full bath	Family Room	Main	15.5 x 10.7	
Bedroom 3	Main			Dining Room	Main	16.6 x 10.4	
Office	Main	13.3 x 10.6		Kitchen	Main	22.9 x 21.2	
Screen Porch/Lanai	Main	41.9 x 33.5	a portion of lanai is 9.8 feet wide	Garage	Main	34.1 x 24	
				Laundry	Main	10.1 x 5.7	





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