

Status: Active	MLS #: 2240400	Residential
Condo Name: WATERS EDGE	Bldg #: C-402 Unit #: C-402	Condominium
Current Price: \$775,000	List Date: 02/08/2024	Listing Office: 602

Community: Marco Island Bedrooms Total: 2 A/C SqFt: 1,330 Unit Floor: 4 Total # Units In Subdivision: 44 Furnished: Furnished Garage Spaces: 1 Assigned Parking Space: 402C View: Partial Gulf Pool Private Y/N: No Community Pool: Yes	Subarea Type: Water Direct Bathrooms Full: 2 Total Area-SqFt: 1,620 Stories Total: 4 Rear Exposure: East Carport Spaces: 0 Boat Dock: No Architectural Style: Coastal; Contemporary	Parcel Number: 81171680006 Bathrooms Half: 0 Meas. for A/C: Floor Plan Service # Office Den: 0 Number Of Units Total: 12 Year Built: 1980 Pets Allowed: With Approval Island Location: Southend Flood Plain: Yes Boat Lift: No
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933 COLLIER COURT, Marco Island, FL 34145

Financial Information

CDD/CID: No HOA Y/N: Yes Maintenance Fee Per Month: \$906 Min # Days For Lease: 30 Tax Annual Amount: \$4,889 Special Assessment: No Approval: Application Fee; Buyer Listing Terms: At Close; Buyer Obtain Mortgage; Cash Activity Membership: None Available Maintenance Includes: Cable TV; Landscaping; Pest Control; Public Insurance; Recreation Facilities; Reserve; Sewer; Trash; Water	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 # Days For Lease: 30 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: 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

Assigned Storage Space: 402C Association Amenities: Barbecue; Elevator(s); Fishing Pier; Kayak Storage; Marina; Pickleball; Picnic Area; Pier; Pool; Shuffleboard Court; Tennis Court(s); Trash Chute; See Remarks Cooling: Ceiling Fan(s); Central Air Construction Materials: Concrete Block Structure; Poured Concrete Dining Area: Dining-Living Room; Eat-In Kitchen Dock: Common; See Remarks Appliances: Dishwasher; Disposal; Dryer; Microwave; Oven; Range; Refrigerator; Washer	Exterior Features: Outdoor Shower; Tennis Court(s) Floor: Carpet; Tile Parking Features: Assigned Parking Space: 402C; Open Heating: Central Heating; Electric Interior Features: Assigned Storage Space: 402C; Custom Cabinets; Elevator; Pantry; Tray Ceiling(s); Walk-In Closet(s) Lot Features: City Lot; Mid Street Location Levels: One Primary Bedroom/Bath Description: Double Vanity; Shower Only; Split Bedrooms	Patio and Porch Features: Lanai: Screened Restrictions: No Boat/Trailer; No Commercial; No Motor Home; No Trucks/Rvs Security Features: Gated Community; Security Gate Unit Design: Mid Rise Waterfront Features: Access Gulf; Sea Wall; Window and Door Features: Electric Shutters; Sliding; Window Coverings
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Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Primary Bedroom	Main	12.4 x 18.6	ensuite with dressing area	Living Room	Main	14 x 17.6	Open to dining and breakfast nook
Bedroom 2	Main	12.6 x 15.8	water views	Dining Room	Main	8 x 10.8	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











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