

Status: Active
Current Price: \$1,970,000

MLS #: 2240046
List Date: 01/04/2024

Residential
Single Family Residence
Listing Office: 602

Community: Marco Island
Unit: 7
Bedrooms Total: 3
A/C SqFt: 2,200
Furnished: Furnished
Garage Spaces: 2
Guest House Y/N: No
View: Canal; Intersecting Canals; Long Water; Wide Water
Pool Private Y/N: Yes
Spa Y/N: Yes

Subarea Type: Water Indirect
Block: 207
Bathrooms Full: 2
Total Area-SqFt: 3,898
Stories: 1
Rear Exposure: Southwest
Carport Spaces: 0
Boat Dock: No
Architectural Style: Coastal; Contemporary
Roof: Tile
Land Value Y/N: No
Water Front Footage: 80
Road Frontage Length: 80
Lot Size Dimensions: 80x110x80x110

Parcel Number: 57672720004
Lot: 33
Bathrooms Half: 1
Meas. for A/C: Property Appraiser Office
Office Den: 1
Year Built: 1994
Island Location: Center Island South
Flood Plain: Yes
Vehicle Restriction Y/N: No
Boat Lift: No
Acres: 0.2



1159 WHITEHEART COURT, Marco Island, FL 34145

Financial Information

CDD/CID: No
HOA Y/N: No
Min # Days For Lease: 1
Tax Annual Amount: \$20,489
Special Assessment: No
Approval: None
Listing Terms: At Close; Buyer Obtain Mortgage; Cash
Activity Membership: None Available

DOM: 134
Activity Membership: No
Lease - Times Per Year: 365
Tax Year: 2023

CDOM: 134
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: Sit back on the spacious lanai while soaking in sweeping, southwest-facing vistas and expansive views of the wider canal and converging waterway with a long view all the way to the Winterberry bridge from the 2006 seawall. Crafted by the renowned builder, Divco, this exquisite 3-bedroom plus den, 2.5-bathroom residence exudes an inviting sense of openness and light. Notable features include soaring 12-foot ceilings, strategically placed windows above all sliding doors for indoor and outdoor living. The main living area boasts elegant tile flooring, with a generously proportioned kitchen (modern stainless appliances replaced 2022), separate living and family rooms, a versatile den, and an oversized primary bedroom that beckons relaxation with a central vacuum system for convenience. The sprawling screened lanai features a 40-foot-long pool, with lap lane and pool bath. Recent enhancements included the driveway pavers and front walk. An appealing location within proximity to library, Mackle Park and a short drive to the beach make this a home of convenience and serenity. NEW SEAWALL IN 2006!! Freshly painted inside and out including roof, exterior and pool deck.

Property Information

<p>Association Amenities: None Cooling: Ceiling Fan(s); Central Air Construction Materials: Concrete Block Structure; Stucco Dining Area: Breakfast Bar; Breakfast Room; Separate Dining Room Dock: None Appliances: Built-In Electric Oven; Cooktop; Dishwasher; Disposal; Dryer; Microwave; Refrigerator; Refrigerator With Ice Maker; Washer</p>	<p>Floor: Carpet; Tile Parking Features: Attached; Garage; Garage Door Opener Heating: Central Heating; Electric Interior Features: Central Vacuum; Entrance Foyer; Laundry Tub; Volume Ceiling(s); Walk-In Closet(s); Wet Bar Lot Features: Mid Street Location Lawn Sprinkler: City Levels: One Primary Bedroom/Bath Description: Double Vanity; Enclosed Toilet; Separate Tub & Shower; Split Bedrooms</p>	<p>Property Condition: Resale; Private Pool: Electric Heat; In-Ground; Pool Bath; Screen Enclosure Patio and Porch Features: Lanai: Screened Security Features: None Sewer: Sewer Assessment(s): Paid; Sewer Central Waterfront Features: Access Gulf; Canal Front; Sea Wall; Age Sea Wall: 2006 Window and Door Features: Sliding; Transom Water Source: Public</p>
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Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Primary Bedroom	Main	17 x 15		Living Room	Main	15 x 13	
Bedroom 2	Main	12.6 x 11.6		Family Room	Main	17 x 20	
Bedroom 3	Main	12.4 x 12		Kitchen	Main	14 x 16	
Office	Main	11 x 11		Garage	Main	20.6 x 20.4	

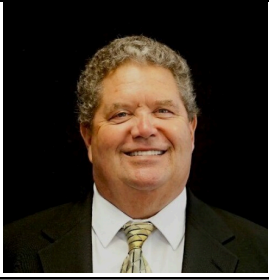












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