

# \$2,299,000 - 242 Angler Court, Marco Island

MLS® #2232173

**\$2,299,000**

3 Bedroom, Bathroom, 2,143 sqft  
Residential on 0 Acres

Marco Beach Unit 2, Marco Island, FL

Incredible VIEWS and quick direct boating access! Enjoy 170 ft of spectacular waterfront with converging waterways and 180-degree water views from this immaculate upgraded home offering fast boating access to the Marco River and Gulf and quiet cul-de-sac location. Tip lot offering exceptional privacy. Beautifully appointed and extensively upgraded 3 bedroom, 2.5 bath open concept home with impressive glass double entry doors, impact glass, walk-in showers, granite and quartz counters, shiplap detail, NEW dishwasher (2022), NEW pool pump (2022), NEW dual Trane AC's (2021), NEW hot water heater (2020) and newer tile roof, dock, boat lift, pool cage and spa. The spacious master bedroom with lanai access, plantation shutters, and spa-like ensuite, and the large Florida room perfectly situated to enjoy the views, add to the appeal of this home. Outdoor living is redefined on the lanai with a panoramic screen enclosure, custom pool and spa, complemented by a wet bar and extended covered and uncovered dining and lounging area, all overlooking the impressive water views to the River. The private dock is an avid boater's dream with 13K boat lift, fish cleaning, and well-maintained seawall.

Built in 1975

## Essential Information

MLS® # 2232173



Price	\$2,299,000
Bedrooms	3
Full Baths	2
Half Baths	1
Square Footage	2,143
Acres	0.29
Year Built	1975
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Active

## Community Information

Address	242 Angler Court
Area	0.29
Subdivision	Marco Beach Unit 2
City	Marco Island
County	Collier
State	FL
Zip Code	34145

## Amenities

Amenities	Bike Storage, Jogging Path
Parking	Attached, Boat, Garage Door Opener, Guest, Private
Garage Spaces	2
View	Intersecting Canals, Canal, Wide Water
Is Waterfront	Yes
Waterfront	Canal Front, No Bridge, Access Fresh Water, Access Lift, Access Private Dock
Has Pool	Yes
Pool	Electric Heat, In-Ground, Pool/Spa Combo, Screen Enclosure

## Interior

Interior	Carpet, Tile
Interior Features	French Doors, Breakfast Bar, Eat-in Kitchen, Double Vanity
Appliances	Dishwasher, Dryer, Microwave, Range, Refrigerator With Ice Maker, Washer
Heating	Electric, Central Heating
Cooling	Ceiling Fan(s), Central Air
# of Stories	1

**Exterior**

Exterior	Deck, Outdoor Kitchen
Lot Description	Cul-De-Sac, Key Lot, Tip Lot
Windows	Impact Doors, Impact Windows, Window Coverings
Roof	Tile

**Additional Information**

Days on Market	174
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**Listing Details**

Listing Office	Premier Sotheby's International Realty
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