

# **\$510,000 - Unit C-203 - 1085 Bald Eagle Drive, Marco Island**

MLS® #2240260

## **\$510,000**

1 Bedroom, Bathroom, 800 sqft

Residential on 0 Acres

Riverside Club Condo, Marco Island, FL

Experience waterfront paradise on Marco Island in this fully furnished 1 bed, 1 bath condo. Located on the second floor, it offers an eastern exposure, granting you daily sunrise views that will take your breath away. Perfectly suited for vacationers and investors alike, the flexible rental policy allows for short-term rentals, optimizing your potential earnings to around \$74,000 per year. The unobstructed bayfront vista from the cozy screened lanai is truly panoramic. Boating enthusiasts will relish the direct gulf access and the opportunity to lease boat slips within the community. Inside, this unit boasts an updated and contemporary coastal design, with newer appliances including washer, dryer, fridge, stove, and dishwasher. The new water heater and newer HVAC ensure comfort year-round. Owners are given priority access to lease a boat slip for \$400 annually, with the condition that they must occupy their unit during the lease period. Based on availability, renters also have the opportunity to lease available boat slips, starting at \$400 for the first week and decreasing thereafter. For any boat slip inquiries, please contact association management. Located within a gated community with onsite management, enjoy peace of mind and security 24/7. The community itself offers a pool, spa, fishing pier, marina, pickleball, tennis, and a BBQ area. And when you're ready to explore Marco Island's vibrant scene, you're minutes from shopping and dining. This is an opportunity



you won't want to miss. Schedule a showing today and immerse yourself in the Florida lifestyle!

Built in 1980

**Essential Information**

MLS® #	2240260
Price	\$510,000
Bedrooms	1
Full Baths	1
Square Footage	800
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Condominium
Style	Contemporary
Status	Active

**Community Information**

Address	Unit C-203 - 1085 Bald Eagle Drive
Subdivision	Riverside Club Condo
City	Marco Island
County	Collier
State	FL
Zip Code	34145

**Amenities**

Amenities	Barbecue, Bike Storage, Fishing Pier, Marina, Pickleball, Picnic Area, Pool, Tennis Court(s), Spa/Hot Tub
Parking	Open
View	Bay, Pool, River
Is Waterfront	Yes
Waterfront	Bay Front, No Bridge, River Front, Access Common Dock, Access Gulf

**Interior**

Interior	Tile, Vinyl
Interior Features	Entrance Foyer, French Doors
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Refrigerator

	With Ice Maker, Washer
Heating	Central Heating
Cooling	Ceiling Fan(s), Central Air

## Exterior

Exterior	Deck
Lot Description	Zero Lot Line
Windows	Impact Windows, Sliding, Window Coverings
Roof	Flat

## Additional Information

Days on Market	104
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## Listing Details

Listing Office	Premiere Plus Realty Company
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