

# **\$1,450,000 - Unit 404 - 1036 S Collier Boulevard, Marco Island**

MLS® #2240559

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**\$1,450,000**

3 Bedroom, Bathroom, 1,869 sqft

Residential on 0 Acres

Caxambas Tower A Condo, Marco Island, FL

WHAT A VIEW! A positively world-class vista awaits in this 3 bedroom, 2.5 bathroom condo in Caxambas Tower, where the vibrant illumination of the sun cascades across the emerald-tinged sea. Carefully constructed floor plan with Southeast exposure capitalizes on the viewpoint; mesmerizing Marco Island sunshine will enrich the living space, and an oversized wraparound lanai further completes the admiration of the gulf views. A hospitable foyer represents the entrance of the home, with a half bathroom and shelved laundry room nearby. Pristine updated kitchen with beautiful granite countertops and plentiful wood cabinetry. The living room masterfully captures the stunning views of Caxambas Pass; your visitors will be talking about the sparkling sea and the captivating isles for quite some time. Majestic primary bedroom includes another sensational viewpoint, access to the lanai, and a primary bathroom with a walk-in shower. Guest bedrooms, also with spectacular views, are split from the primary for added privacy, and a nearby guest bathroom features a tub shower. High impact windows and electric shutters on the sliders to protect your paradise. A/C installed 2022 and vents cleaned, hot water heater installed 2017. Additional storage included on the first level. Caxambas Tower amenities include a pool with spa, pickleball/tennis, exercise room, social room with kitchen, and a relaxing fishing pier overlooking the Ten Thousand Islands. The building has undergone a structural



engineering inspection. Pool deck, landscaping and Gulf side of property currently being updated. Current stated maintenance fee includes some capital improvements that will be completed in 2024. Come check out this extravagant condo and let the unfathomably spectacular view speak for itself; these opportunities do not come often.

Built in 1979

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | 2240559     |
| Price          | \$1,450,000 |
| Bedrooms       | 3           |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,869       |
| Acres          | 0.00        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Condominium |
| Status         | Active      |

**Community Information**

|             |                                     |
|-------------|-------------------------------------|
| Address     | Unit 404 - 1036 S Collier Boulevard |
| Subdivision | Caxambas Tower A Condo              |
| City        | Marco Island                        |
| County      | Collier                             |
| State       | FL                                  |
| Zip Code    | 34145                               |

**Amenities**

|               |   |
|---------------|---|
| Amenities     | Elevator(s), Barbecue, Bike Storage, Car Wash Area, Exercise Room, Fishing Pier, Library, Pickleball, Picnic Area, Pool, Sauna, Tennis Court(s), Trash Chute, Spa/Hot Tub |
| Parking       | Detached Carport, Guest   |
| View          | Gulf, Pool, Wide Water, See Remarks   |
| Is Waterfront | Yes   |

|            |                              |
|------------|------------------------------|
| Waterfront | Gulf Front, Rip Rap, Seawall |
|------------|------------------------------|

## Interior

|                   |  |
|-------------------|--|
| Interior          | Carpet, Tile, Wood   |
| Interior Features | Assigned Storage Space, Entrance Foyer, Volume Ceiling(s), Breakfast Bar |
| Appliances        | Dishwasher, Dryer, Microwave, Range, Refrigerator With Ice Maker, Washer |
| Heating           | Central Heating  |
| Cooling           | Ceiling Fan(s), Central Air  |

## Exterior

|          |  |
|----------|--|
| Exterior | Tennis Court(s)  |
| Windows  | Electric Shutters, Impact Windows, Sliding, Window Coverings |
| Roof     | See Remarks  |

## Additional Information

|                |    |
|----------------|----|
| Days on Market | 75 |
|----------------|----|

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | RE/MAX Affinity Plus |
|----------------|----------------------|

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