

\$1,850,000 - 1640 Villa Court, Marco Island

MLS® #2240622

\$1,850,000

4 Bedroom, Bathroom, 3,046 sqft

Residential on 0 Acres

Marco Beach Unit 8, Marco Island, FL

Impressive 3 story home with magnificent views of merging waterway. Centrally located with light and bright interior. 4 bedrooms plus den, 3 baths and 3046 square feet under air. Upon entering the home on the 2nd level you will find an open floor plan with vaulted ceiling, completely remodeled kitchen with custom cabinets, granite waterfall counter and stainless appliances. Dining area with views of the waterway and an abundance of living space for the whole family to stretch out and relax. Spacious 2nd floor balcony with plenty of seating area to enjoy the outdoors and take in the beautiful merging water view. You will also find the spacious guest bedrooms and guest bath on the 2nd level. The 3rd level offers primary bedroom and a loft area, perfect for a den. Primary bedroom features large walk-in closet, bath with jetted tub, walk-in shower, and dual sinks. On the 1st level which is at 10' elevation, you will be surprised with an oversized laundry room with built in cabinets, large bedroom with murphy bed, sitting area or den and full bath. Enjoy relaxing by the pool or build a dock to fit your boating needs and you will have desirable boating through Caxambas Pass out to the Gulf of Mexico and Ten Thousand Islands. This home offers curb appeal with expanded driveway pavers. A short distance to the public beach access and/or Residents Beach (2 miles). Convenient to the YMCA, Mackle Park, Library, and Historical Society. Enjoy the best of the beach and boating lifestyle! SELLER WILLING TO



CREDIT BUYER FOR NEW SEAWALL.

Built in 1996

Essential Information

MLS® #	2240622
Price	\$1,850,000
Bedrooms	4
Full Baths	3
Square Footage	3,046
Acres	0.20
Year Built	1996
Type	Residential
Sub-Type	Single Family Residence
Style	See Remarks
Status	Active

Community Information

Address	1640 Villa Court
Area	0.2
Subdivision	Marco Beach Unit 8
City	Marco Island
County	Collier
State	FL
Zip Code	34145

Amenities

Amenities	None
Parking	Attached, Garage Door Opener
Garage Spaces	2
View	Intersecting Canals, Canal, Wide Water
Is Waterfront	Yes
Waterfront	Canal Front, Seawall
Has Pool	Yes
Pool	In-Ground

Interior

Interior	Tile, Vinyl
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Interior Features	Custom Mirror, Entrance Foyer, Pantry, Volume Ceiling(s), Walk-In Closet(s), Breakfast Bar, Eat-in Kitchen
Appliances	Dishwasher, Disposal, Dryer, Freezer, Microwave, Range, Refrigerator, Washer
Heating	Central Heating
Cooling	Ceiling Fan(s), Central Air, Window Unit(s)
# of Stories	3

Exterior

Exterior	Deck
Lot Description	City Lot
Roof	Tile

Additional Information

Days on Market	59
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Listing Details

Listing Office	John R. Wood Properties
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