

\$1,795,000 - 168 Trinidad Street, Naples

MLS® #2240714

\$1,795,000

3 Bedroom, Bathroom, 1,598 sqft

Residential on 0 Acres

Isles Of Capri, Naples, FL

CALLING ALL BOATERS AND FISHERMEN!

This fantastic Key West style home was exceptionally built, maintained, and has high elevation, keeping you cool & high and dry,. No flood insurance required! Direct, deep water access by boat to the Gulf of Mexico in less than 5 minutes! You can practically see and hear the snook popping in the visible mangroves from both of your sundecks & docks, and can certainly catch many species of fish right from your own private U-shaped dock with low-maintenance floorboards, & custom fish cleaning table.! You will appreciate the 15K boatlift motor and added protection of a custom canvas cover for your vessel! There is an extra pier/dock adjacent to the seawall for easier boarding on or off the boat, and kids like fishing off this platform as well. The house itself is very close to converging waterways with lots of current around the mangroves, so you KNOW the fishing is exceptional, even from your own dock!

Located on Isles of Capri in Collier County, Naples, Florida, (4 contiguous islands just north of Marco Island) this well-built Key West Style Home with large Cupola is waiting for your family. The home features a split floorplan with 3 bedrooms, 2 full bathrooms with an open floorplan design, sundecks on both the upper floor and lower floor, and there's also a screened lanai overlooking the canal. The house has a full-size 2-car garage as well. There is also a custom motorized



chair lift to ascend to the second floor for anyone that needs assistance. This style home was built for staying high and dry, preserving your home and valuables, and having cool breezes inside with the use of the center Cupola and fan. When you live in a Key West style home, one rarely uses central-air conditioning due to the efficiency of the center fan and Cupola working together to push the hot air up, and out of the home, while cool breezes can enter. Windows in the cupola are easily opened and closed, saving you thousands of dollars on electric. The home features a split floorplan with 3 bedrooms, 2 bathrooms, two sun decks, screened lanai on top level, storage space downstairs, and a large driveway with elevation to keep your vehicles protected. The house has hurricane protection with electric and manual shutters. The kitchen has been updated and modernized with floor to ceiling white cabinetry and white quartz countertops with optional bar seating if one wants to use the counters as a desk. There are several custom electric pop-ups for all your desktop needs of charging devices and computers. In addition to saving on electricity, you will save on water consumption as well with the xeriscape land requiring no irrigation. You'll find two fruit producing mango trees, one has 2-3 grafts of different varieties of mango. Did I mention the fantastic fishing on Isles of Capri? Welcome to Rookery Bay that surrounds Isles of Capri and is a state-protected estuary, providing the marine habitat full of playful dolphin, manatee, osprey, egrets, curlews, and I am positive you will catch the Grand Slam here! Direct access boating to the amazing islands around Isles of Capri within minutes. Isles of Capri is fortunate for having a Fire Station right on Capri Blvd, as well as a variety of restaurants, a playground for the young children, bocce league for the adults, church, community

center for special events and programs, and even close to the Paddle Park with on-site bathrooms for those that love to canoe or kayak or take guided tours. The house was recently painted outside and promises to impress you! The construction of the home is outstanding, w/ an attached enclosed 2-car garage and plenty of workspace for all your toys, crafts, and hobbies. Please note the following information:

1. Please email your executed Buyer Broker Exclusive Agreement for Compensation, along with your buyer's offer using the FAR/BAR AS IS contract. No exceptions.

2. The Sellers have owned and lived in this home since 2012, and have kept the property pristine. Assessed Tax Value of property is low due to homesteading exemptions and reductions in assessed values through the years, with military discounts as well. A new Buyer will receive a new assessed value after the purchase. Collier County re-assesses all properties once a year on January 1st.

3. When presenting offers, please include cash POF/mortgage pre-approval with the offer, as well as Buyer Broker Compensation Agreement.

The Seller is directing the closing office and pays title on this transaction; and the Buyer will pay the documentary stamp tax on the deed at time of closing

The Seller is directing the closing office as:

Knight Barry Title
12580 University Dr. Unit 102
Fort Myers, FL 22907
239-768-7050

All offers are to be presented on the

FAR/BAR AS-IS contract. Seller is happy to allow all buyers to perform inspections before they present an offer on the FAR/BAR AS IS contract.

Thank you for your interest and diligence and I look forward to receiving an offer from you and closing on this transaction with you soon. Please include all attached disclosures when sending in your offer.

Built in 1998

Essential Information

MLS® #	2240714
Price	\$1,795,000
Bedrooms	3
Full Baths	2
Square Footage	1,598
Acres	0.15
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Style	Old Florida
Status	Active

Community Information

Address	168 Trinidad Street
Area	0.15
Subdivision	Isles Of Capri
City	Naples
County	Collier
State	FL
Zip Code	34113

Amenities

Amenities	Bocce, Dining, Playground
Parking	Attached, Boat, Garage Door Opener, Guest, Private, Under Building Close
Garage Spaces	2

View	Canal, Long Water, Partial Bay, Wide Water
Is Waterfront	Yes
Waterfront	Canal Front, No Bridge, Seawall, Access Gulf, Access Lift

Interior

Interior	Concrete, Laminate, Natural Stone
Interior Features	Built-in Features, Custom Cabinets, Entrance Foyer, French Doors, Vaulted Ceiling(s), Volume Ceiling(s), Walk-In Closet(s), Breakfast Bar
Appliances	Built-In Electric Oven, Cooktop, Dishwasher, Disposal, Dryer, Microwave, Refrigerator With Ice Maker, Washer
Heating	Electric
Cooling	Central Air
# of Stories	2

Exterior

Exterior	Balcony, Deck, Fenced, Fruit Tree
Lot Description	Mid Street Location
Windows	Arched, Electric Shutters, Sliding, Window Coverings
Roof	Metal

Additional Information

Days on Market	69
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Listing Details

Listing Office	Downing-Frye Realty
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