

\$3,490,000 - 165 Dan River Court, Marco Island

MLS® #2241044

\$3,490,000

4 Bedroom, Bathroom, 3,645 sqft
Residential on 0 Acres

Marco Beach Unit 2, Marco Island, FL

This is the one you've been waiting for! This spacious direct water residence embodies the essence of luxury and relaxation on Marco Island. Nestled in a private neighborhood with quick direct water access out to the Gulf of Mexico, this home boasts a 3 car garage, 4 bedrooms, 3.5 baths and an open floorplan that seamlessly blends indoor and outdoor living spaces. High ceilings and ample natural light create an airy and inviting atmosphere throughout the home. Featuring a desirable first floor primary bedroom, the residence also boasts an open kitchen and a large lanai with pool and spa, terrific for entertaining. A large private dock with a 25,000 lb lift extends into the water, providing direct access for boating, fishing, and other water activities. In addition to impact windows, recent updates include a new roof (2020), exterior painting (2021), new picture frame lanai cage (2023), pool resurfacing (2023), new 2 Trane HVAC (2022), new balcony tile (2023), plantation shutters (2023), impact br door (2023), and 2 new reclining couches (2023). Lush tropical landscaping with pavers frame the home, creating a verdant oasis that blends harmoniously with the natural surroundings. Come check it out today!***Motivated Seller***

Built in 2006

Essential Information

MLS® # 2241044



Price	\$3,490,000
Bedrooms	4
Full Baths	3
Half Baths	1
Square Footage	3,645
Acres	0.25
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Active

Community Information

Address	165 Dan River Court
Area	0.25
Subdivision	Marco Beach Unit 2
City	Marco Island
County	Collier
State	FL
Zip Code	34145

Amenities

Amenities	None
Parking	Attached, Garage Door Opener
Garage Spaces	3
View	Canal
Is Waterfront	Yes
Waterfront	Canal Front, No Bridge, Seawall, Access Gulf, Access Lift, Access Private Dock
Has Pool	Yes
Pool	Electric Heat, In-Ground, Screen Enclosure

Interior

Interior	Carpet, Tile, Wood
Interior Features	Volume Ceiling(s), Walk-In Closet(s), Breakfast Bar, Double Vanity
Appliances	Built-In Electric Oven, Cooktop, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer
Heating	Electric, 2 or More Systems, Central Heating
Cooling	2 or More Systems, Central Air

of Stories 2

Exterior

Exterior Balcony, Deck, Outdoor Shower
Lot Description Mid Street Location
Windows Impact Windows, Window Coverings
Roof Tile

Additional Information

Days on Market 24

Listing Details

Listing Office Harborview Realty Inc

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