

# SunshineMLS.com

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## Residential Property

**Address:** 8531 CHASE  
PRESERVE DR #102  
NAPLES, Florida  
34113-2692

**County:** Collier  
**Property ID:** 25989200045  
**Subdivision #:** 217000

**Legal Unit:**  
**Block/Bldg:**  
**Lot:** 102  
**Tax Year:** 2009  
**Taxes:** \$3,986  
**Special Assess:** \$1,165 Annually  
**Tax Description:** County Only, No Homestead  
**Legal:** CHASE PRESERVE AT LELY RESORT A CONDOMINIUM UNIT 102  
**Virtual Tour URL:**  
**List Broker:** Premiere Plus Realty Co.

**ML#:** 210010341  
**Status:** A-Active  
**(GEO) Area:** NA19  
**Furnished:** Turnkey  
**Subdivision:** CHASE PRESERVE  
**Development:** LELY RESORT  
**Sec/Twn/Rng:** 34/50/26  
**Condo Fee:** \$525 Quarterly  
**Master HOA Fee:** \$39 Annually  
**HOA Fee:** \$723 Quarterly  
**Price/SqFt:** \$127.57

**List Price: \$279,000**



## Detailed Property Information

### Property Information:

Located in a quiet, smaller neighborhood of Lely Resort, this immaculate, spacious and comfortable condo feels like a single family home. Serene views over the fairway and lake. Great floor plan has a nice traffic flow and maximum privacy for owners and guests. Spacious living areas including a cozy breakfast nook off the kitchen and a formal dining room. Lots of cabinets in kitchen, new refrigerator and range with cooktop. This designer decorated and furnished former model features tasteful window treatments, wall papers and furnishings. Pride of ownership shows in the immaculate maintenance. Player's Club membership is voluntary. Bring your clients with confidence, they won't be disappointed.

**Building Desc:**  
**Ownership Desc:** Condo  
**Building Design:** Low Rise (1-3 Floors)  
**Bedrooms:** 3 Bed  
**Full/Half Baths:** 2 /0  
**Garage Spaces:** 2 - Attached  
**Carport Spaces:** -  
**Parking:**  
**Private Pool:** No  
**Private Spa:** No  
**Acres:** 0.00  
**Security:** None  
**Waterfront Desc.:** None  
**Boat Access:** None  
**View:** Golf Course, Lake  
**Bedroom:**  
**Dining:** Breakfast Room, Formal  
**Kitchen:**  
**Master Bath:** Dual Sinks, Separate Tub And Shower  
**Rooms:** Great Room, Screened Lanai/Porch, Laundry Room in Residence

**Building #:**  
**Community Type:** Golf Course  
**Builder Product:** No  
**Unit Floor:** 1  
**Total Floors:** 2  
**Units in Building:** 4  
**Units in Complex:**

**Elevator:** None  
**Rear Exp:** N  
**Year Built:** 1997  
**Approx. Living Area:** 2,187  
**Approx. Total Area:** 3,069  
**Cable:** Yes

### Windows:

**Interior Features:** French Doors, Laundry Tub, Walk-In Closet, Window Coverings

**Exterior Features:** None

**Equipment:** Auto Garage Door, Cooktop, Dishwasher, Dryer, Microwave, Refrigerator, Self Cleaning Oven, Washer  
**Amenities:** Bike And Jog Path, Community Pool, Golf Course, Cabana, Community Room, Community Spa/Hot tub  
**Maintenance:** Legal/Accounting, Fidelity Bond, Irrigation Water, Lawn/Land Maint, Insurance, Reserve

<b>Living Rm:</b>	<b>Great Rm:</b> 22x15	<b>Dining Rm:</b> 11x13	<b>Kitchen:</b> 23x11	<b>Family Rm:</b>
<b>Master BR:</b> 20x14	<b>2nd BR:</b> 14x14	<b>3rd BR:</b> 13x11	<b>4th BR:</b>	<b>5th BR:</b>
<b>Den:</b>	<b>Lanai:</b> 11x20	<b>Utility Rm:</b>	<b>Garage:</b> 22x20	<b>Ceiling Fans:</b>

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