

SunshineMLS.com

This property information distributed by: **Linda R. Brand**

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Residential Property

Address: 955 TIVOLI CT
NAPLES, Florida 34104

County: Collier
Property ID: 24768113082
Subdivision #: 199940

Legal Unit:
Block/Bldg: B
Lot: 12

Tax Year: 2008
Taxes: \$5,549
Special Assess: \$0

Tax Description: County Only, Homestead
Legal: BRIARWOOD UNIT ELEVEN BLK B LOT 12

Virtual Tour URL:

List Broker: Brand & Associates Inc.

ML#: 208038609

Status: A-Active

(GEO) Area: NA17

Furnished: Unfurnished

Subdivision: BRIARWOOD

Development: BRIARWOOD

Sec/Twn/Rng: 31/49/26

Condo Fee: \$0

Master HOA Fee: \$768 Annually

HOA Fee: \$372 Annually

Price/SqFt: \$245.36

List Price: \$599,900



Detailed Property Information

Property Information:

Immaculate two year old four bedroom, three bathroom courtyard home with great room, formal living room/dining room and cabana as well as a private screened lanai off living room overlooking the lake and preserve. Over \$75,000 in upgrades including granite in the kitchen and master bath, stainless steel appliances, gas stove, upgraded tile on diagonal in all living areas, plantation shutters, upgraded kitchen and master bath cabinetry, upgraded pool lanai pavers and more. This home is located on an oversized lot in the new Sereno section of estate homes in Briarwood which is centrally located to town, beach and all the amenities of Naples living. Please call today for your private showing.

Building Desc: Courtyard
Ownership Desc: Single Family
Building Design: Single Family
Bedrooms: 4 Bed
Full/Half Baths: 3 /0
Garage Spaces: 2 - Attached
Carpport Spaces: -

Parking:
Private Pool: Yes Below Ground
Private Spa: No

Acres: 0.26
Security: Guard At Gate
Waterfront Desc.: Lake

Boat Access: None
View: Lake

Bedroom: Master BR Ground, Split Bedrooms
Dining: Breakfast Room, Dining - Living

Kitchen: Built-In Desk
Master Bath: Dual Sinks, Separate Tub And Shower

Rooms: Family Room, Screened Lanai/Porch,
Laundry Room in Residence

Windows: Jalousie, Single Hung, Sliding

Interior Features: Built-In Cabinets, Cable Prewire, Laundry Tub, Multi Phone Lines, Pull Down Stairs, Smoke Detectors, Window Coverings

Exterior Features: Privacy Wall, Shutters

Equipment: Auto Garage Door, Dryer, Microwave, Self Cleaning Oven, Smoke Detector, Washer, Satellite Dish, Refrigerator/Icemaker

Amenities: Clubhouse, Community Pool, Play Area, Sidewalk, Streetlight, Tennis Court, Underground Utilities, Volleyball, Community Room

Maintenance: Manager, Rec Facilities, Street Lights, Street Maintenance

Living Rm: Great Rm:
Master BR: 2nd BR:
Den: Lanai:

Dining Rm:
3rd BR:
Utility Rm:

Kitchen:
4th BR:
Garage:

Family Rm:
5th BR:
Ceil Fans: 6

Building #:
Community Type: Gated
Builder Product: No
Unit Floor: 1
Total Floors: 1
Units in Building:
Units in Complex:

Elevator: None
Rear Exp: N
Year Built: 2006
Approx. Living Area: 2,445
Approx. Total Area: 4,258
Cable: Yes

Lot Desc.: County
Approx. Lot Size: 84 X140 X84 X140

Guest House:
Guest House L.A.:

Construction: Concrete Block, Stucco
Roof: Tile

Flooring: Carpet, Ceramic Tile
Cool: Ceiling Fans, Central Electric

Heat: Central Electric
Water: Central

Sewer: Central
Irrigation: City

Restrictions: Deeded
Pets: With Approval

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