

# SunshineMLS.com

## Residential Property

**ML#:** 208029111  
**Address:** 409 GABRIEL CIR  
 #2206  
 NAPLES, Florida  
 34104-8459  
**County:** Collier  
**Status Type:** Resale Property  
**Price/SqFt:** \$124.17  
**Property ID:** 64640000765  
**Lot:** 2206  
**Block/Bldg:**  
**Zoning:**  
**Legal:** OPAL AT SAPPHIRE LAKES A CONDOMINIUM 2206

**Status:** A-Active  
**(GEO) Area:** NA17  
**Subdivision:** OPAL  
**Development:** SAPPHIRE LAKES  
**Subdivision #:** 528100  
**Furnished:** Negotiable  
**Sec/Twn/Rng:** 33/49/26  
**Legal Unit:**

**List Price: \$149,000**



## Detailed Property Information

### Property Information:

Well maintained two bedroom, two bath unit in Sapphire Lakes on second floor overlooking a lake with western exposure. Sapphire Lakes is a gated community with four beautiful pools and many activities. Furniture is negotiable. Make an offer today!

**Building Desc:** 2 Story  
**Ownership Desc:** Condo  
**Building Design:** Low Rise (1-3 Floors)  
**Bedrooms:** 2 Bed  
**Full/Half Baths:** 2 /0  
**Garage Spaces:** 0 -  
**Carpport Spaces:** 1 - Detached  
**Parking:** 1 Assigned  
**Private Pool:** No  
**Private Spa:** No  
**Acres:** 0.00  
**Security:** None  
**Waterfront Desc.:** Lake  
**Boat Access:** None  
**View:** Landscaped Area  
**Bedroom:**  
**Dining:** Dining - Living  
**Kitchen:**  
**Master Bath:** Shower Only  
**Rooms:** Remarks  
**Windows:** Single Hung  
**Interior Features:** Cable Prewire  
**Exterior Features:** None  
**Equipment:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer  
**Amenities:** Community Pool  
**Living Rm:** **Great Rm:**  
**Master BR:** **2nd BR:**  
**Den:** **Lanai:**

**Building #:**  
**Community Type:** Other  
**Builder Product:** No  
**Unit Floor:** 2  
**Total Floors:** 2  
**Units in Building:**  
**Units in Complex:**

**Elevator:** None  
**Rear Exp:** W  
**Year Built:** 1992  
**Approx. Living Area:** 1,200  
**Approx. Total Area:** 1,200  
**Cable:** Yes

**Lot Desc.:** Remarks  
**Approx. Lot Size:** 0 X0 X0 X0  
**Guest House:**  
**Guest House L.A.:**  
**Construction:** Concrete Block, Stucco  
**Roof:** Shingle  
**Flooring:** Carpet  
**Cool:** Central Electric  
**Heat:** Central Electric  
**Water:** Central  
**Sewer:** Central  
**Irrigation:** None  
**Restrictions:** Deeded  
**Pets:** With Approval

**Dining Rm:** **Kitchen:** **Family Rm:**  
**3rd BR:** **4th BR:** **5th BR:**  
**Utility Rm:** **Garage:** **Ceil Fans:**

## Financial/Transaction Information

Total Tax Bill: \$1,930  
Tax Description: City And County, No Homestead  
HOA Fee: \$0  
Master HOA Fee: \$0  
Condo Fee: \$995 Quarterly  
Min. Days of Lease: 30  
Transfer/Other Fee: \$100  
Maintenance: Lawn/Land Maint  
Approval: Application Fee, Buyer  
Possession: At Closing  
Special Info: Credit In Lieu Of Abstract  
Taxing District: Not Applicable

Tax Year: 2007  
Special Assess: \$0  
Land Lease: \$0  
Mand. Club Fee: \$0  
Amenity/Rec Fee: \$0  
Num of Leases/Yr: 3  
Application Fee: \$100  
Management: Professional  
Terms: Buyer Finance/Cash  
HOA Description: Mandatory

## Office Information

Broker Code: BRAI  
Office Name: Brand & Associates Inc.  
Office Address: 3960 Radio Road, #208  
Naples, FL 34104-3746  
Office Phone: 239-262-7448  
Office Fax: 239-649-5675

Public ID: 603564  
Listing Agent: Linda R. Brand  
Agent Phone: 239-404-0006  
Agent Fax: 239-649-5675  
Email Address: linda@lindabrand.com  
CoList Agent ID:  
CoList Agent Name:  
CoList Agent Phone:  
CoList Agent Fax:  
CoList Agent Email:  
CoList Broker Code:

## Listing Information

Owner's Name: THIEL, REINHARD  
Bonus Amount:  
Short Sale: No  
Short Sale Comp:  
Buyer Agent Comp: 3.0%  
Trans Broker Comp: 3.0%  
Non-Rep Comp: 0.0%  
Photo Instructions: Agent Uploads Photo  
Internet Sites: Broker Reciprocity, Realtor.com  
Virtual Tour URL:  
Property Address on Internet: Yes  
Listing Date: 7/25/2008  
Listing Type: Exclusive Right to Sell  
Signage on property: None  
Contact Listing Broker for showing: Yes  
Listing Broker MUST accompany on showing: No  
Listing Broker will be available on contract presentation and negotiations: Yes  
Listing Broker will perform post contract services: Yes  
Listing Broker has additional information: Yes  
Limited Service Listing Y/N: No

Showing Info: Key Box, Short Notice OK  
Appointment Req.: Yes  
Appointment Phone: 239 404-0006  
Joint Agency:  
Variable Rate Comm: No  
Number of Images: 8  
Target Marketing: Yes

## Confidential Information

Information deem reliable but not guaranteed. Unit being sold "As Is" with right to inspect.

## Directions

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