

## REALTOR Report

### Residential REALTOR Report

**General Information**

**List Price:** \$318,000  
**MLS#:** 218026424  
**Address:** 26931 CLARKSTON DR #206  
 BONITA SPRINGS, FL 34135  
**GEO Area:** BN07 - East of US41 North of Terry  
**County:** Lee  
**Status Type:** Resale Property  
**List Price/Sqft:** \$191.45  
**Property ID:** [27-47-25-B4-01510.2060](#)  
**Furnished:** Turnkey  
**Approx. Living Area:** 1661 - Property Appraiser Office  
**Approx. Total Area:** 1998 - Property Appraiser Office  
**Building Design:** Low Rise (1-3)  
**Virtual Tour URL:**  
**Listing Broker:** [DomainRealty.com LLC](#)

ML# 218026424

**Status:** Incoming ()  
**Property Class:** Residential  
**Subdivision:** ST ANDREWS VERANDAS  
**Development:** HIGHLAND WOODS  
**DOM:**  
**CDOM:**  
**Bedrooms:** 2+Den  
**Baths:** 2 (2 0)  
**Year Built:** 1996

**Detailed Property Information**

ML# 218026424

**Property Information:**

You will be wowed with this totally remodeled rarely available end unit condo with a single car garage. This second-floor unit offers stunning golf course/lake views as well as a front and rear lanai. Upgrades include remolded kitchen cabinets, granite, and appliances, Travertine tile throw-out the main living area, den kitchen and rear lanai, hardwood floors in the master and a totally remolded master bathroom including shower, cabinets, granite and fixtures, guest bath offers new cabinets, granite, comfort height toilets. The air-conditioner and hot water heater have also been replaced. Furniture is included in the price and valued at \$8,000. Highland Woods Golf & Country Club is the best-kept secret for bundled golf in Bonita Springs! Close to world-renowned beaches, shopping, restaurants and cultural events. Recreational activities included golf, tennis, bocce, fitness, swimming, and dining. The renovated and expanded central clubhouse complex provides a state-of-the-art fitness center, community meeting area, full-service Pro Shop, a boardroom for meetings and celebrations, an elegant dining room and an excellent grille for casual dining.

**Ownership:**

Condo

**Lot Size:****Cable:**

Yes

**Guest House L.A.:****Guest House Desc:****Elementary School:****Middle School:****High School:****Flooring:****Cooling:****Kitchen:****View:****Private Pool:****Private Spa:****Amenities:**

Ceiling Fans, Central Electric

Gulf

No

No

Bocce Court, Cabana, Clubhouse, Community Pool, Community Room, Community Spa/Hot tub, Exercise Room, Fitness Center Attended, Golf Course, Library, Private Membership, Putting Green, Restaurant, Sidewalk, Streetlight, Tennis Court

**Bedroom:****Dining:****Equipment:****Exterior Features:****Interior Features:****Master Bath:****Additional Rooms:**Master BR Upstairs  
Breakfast Bar, Dining - Living, Eat-in Kitchen

Auto Garage Door, Dishwasher, Disposal, Dryer, Microwave, Refrigerator/Icemaker, Self Cleaning Oven, Smoke Detector, Washer

Cable Prewire, Pantry, Smoke Detectors, Vaulted Ceiling

Dual Sinks, Shower Only

Laundry in Residence, Screened Lanai/Porch

**Pets:**

With Approval

**Pets - Max. Weight:**

30

**Pets - Max. Number:**

2

**Pets - Other Limits:****Approx. Lot Size:**

0x0x0x0 - Property Appraiser Office

**Gulf Access Type:****Windows:**

Single Hung, Sliding

**Exterior Finish:**

Stucco

**Community Type:**

Gated, Golf Course, Tennis

**Golf Type:**

Golf Bundled

**Floor Plan Type:**

Great Room, Split Bedrooms

**Heating:**

Central Electric

**Parking:**  
**Road:**  
**Restrictions:** Architectural, Deeded  
**Security:**  
**Storm Protection:**

**Unit/Bldg.Information**

ML# 218026424

<b>Building #:</b>		<b>Builder Product:</b>	No
<b>Unit Floor:</b>	2	<b>Elevator:</b>	None
<b>Total Floors:</b>	2	<b>Roof:</b>	Shingle
<b>Units in Building:</b>	8	<b>Units in Complex:</b>	799
<b>Garage:</b>	Detached	<b>Construction</b>	Concrete Block
<b># Garage Spaces:</b>	1	<b>Building Descri:</b>	2 Story, End-Unit
<b>Carport:</b>		<b># Carport Spaces:</b>	0

**Lot Information**

ML# 218026424

<b>Waterfront:</b>	No	<b>Waterfront Descrip.:</b>	None
<b>Gulf Access:</b>	No	<b>Boat/Dock Info:</b>	None
<b>Canal Width:</b>	None	<b>Water:</b>	Central
<b>Rear Exposure:</b>	E	<b>Sewer:</b>	Central
<b>Sec/Town/Rng:</b>	27/47/25	<b>Irrigation:</b>	Lake/Canal
<b>Legal Unit:</b>	10206	<b>Lot Description:</b>	Regular
<b>Subdivision #:</b>	B4	<b>Lot:</b>	206
<b>Zoning:</b>		<b>Block/Bldg:</b>	1510
<b>Legal Desc:</b>	ST ANDREWS VERANDAS CONDO III OR 2755 PG3799 BLDG 10 UNIT 10206		

**Room Information**

ML# 218026424

<b>Room Type</b>	<b>Room Dimensions</b>	<b>Room Type</b>	<b>Room Dimensions</b>	<b>Room Type</b>	<b>Room Dimensions</b>	<b>Room Type</b>	<b>Room Dimensions</b>
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**Financial/Transaction Information**

ML# 218026424

<b>Total Tax Bill:</b>	\$2,726	<b>HOA Description:</b>	Mandatory
<b>Tax Year:</b>	2017	<b>Association Mngmt Phone:</b>	(239) 495-9332
<b>Tax Desc:</b>	City And County	<b>Recurring Fees:</b>	
<b>Min. Days Of Lease:</b>	30	<b>HOA Fee:</b>	\$850 Quarterly
<b>Num of Leases/Yr:</b>	12	<b>Master HOA Fee:</b>	\$6,450 Annually
<b>Approval:</b>	Application Fee, Buyer	<b>Condo Fee:</b>	\$0
<b>Management:</b>	Professional	<b>Spec Assessment:</b>	\$0
<b>Terms:</b>	Buyer Finance/Cash	<b>Land Lease:</b>	\$0
<b>Maintenance:</b>	Cable, Golf Course, Insurance, Irrigation Water, Lawn/Land Maintenance, Legal/Accounting, Manager, Pest Control Exterior, Pest Control Interior, Reserve, Security, Sewer, Street Lights, Street Maintenance, Trash Removal, Water	<b>Mandatory Club Fee:</b>	\$300 Annually
<b>Special Info:</b>		<b>Rec. Lease Fee:</b>	\$0
<b>Tax District Type:</b>		<b>Total Annual Recurring Fees:</b>	\$10,150
<b>Possession:</b>	At Closing	<b>One Time Fees</b>	
<b>Subject to FIRPTA:</b>	No	<b>Mandatory Club Fee:</b>	\$0
		<b>Land Lease:</b>	\$0
		<b>Rec. Lease Fee:</b>	\$0
		<b>Other Fee:</b>	\$0
		<b>Spec Assessment:</b>	\$0
		<b>Transfer Fee:</b>	\$4,945
		<b>Application Fee:</b>	\$0
		<b>Total One Time Fees:</b>	\$4,945

**Office Information**

ML# 218026424

<b>Office Code:</b>	NDRC	<b>Agent ID:</b>	N625639
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**Office Name:** [DomainRealty.com LLC](http://DomainRealty.com)  
**Office Address:** 9180 Galleria Court #200  
 Naples FL, 34109  
**Office Ph:** 239-301-4301  
**Office Fax:**  
**Board:** Naples

**Agent Name:** [Marc J Comisar, PA](#)  
**Agent Phone:** 239-287-5873  
**Agent Fax:**  
**Agent Email:** [marc@domainrealtygroup.com](mailto:marc@domainrealtygroup.com)

**Co-List Office Code:** NDRC  
**Co-List Office Name:** [DomainRealty.com LLC](http://DomainRealty.com)

**Co-List Agent ID:** N625657  
**Co-List Agent Name:** [Jesse McGreevy](#)  
**Co-List Agent Phone:** 239-898-5329  
**Co-List Agent Fax:** 239-247-5139  
**Co-List Agent Email:** [jesse@domainrealtygroup.com](mailto:jesse@domainrealtygroup.com)

#### Settlement Agent Information

**Name:** Woods, Weidenmiller, Michetti & Rudnick, PLLC  
**Address:** 9045 Strada Stell Court, Suite 400 Naples, FL 34109

**Phone:** 239.325.4070  
**Email:** [jrudnick@lawfirmnaples.com](mailto:jrudnick@lawfirmnaples.com)

#### Listing Information

ML# 218026424

**Owner Name:** Stephen J & Sheila N Graham

**Bonus Amount:**

**Auction:** No

**Foreclosed (REO):** No

**Potential Short Sale:** No

**Short Sale Comp:**

**Buyer Agent Comp:** 3%

**Trans Broker Comp:** 3%

**Non-Rep Comp:** 3%

**Joint Agency:**

**Listing Date:** 04/13/18

**Date Expiration:** 10/13/18

**Source Of Measurements:**

**Internet Sites:** Broker Reciprocity, Homes.com, ListHub, NaplesArea.com, Realtor.com, Zillow Group

**Showing Inst.:** Key Box - Supra iBox, Owner Occupied, Short Notice OK

**Listing Type:** Exclusive Right to Sell

**Is there a sign on the property with Seller contact information:**

**Contact Seller for showing:** Yes

**Listing Broker available on contract presentation and negotiations:**

Yes

**Listing Broker will perform post contract services:**

Yes

**Limited Service Listing:** No

**Contract Closing Date:**

#### Confidential Information

ML# 218026424

Supra located on the garage door Furniture to be purchased on separate bill of sale. Furniture valued at \$8000. Please contact Marc Comisar for more information: 239.287.5873 - [Marc@DomainRealtyGroup.com](mailto:Marc@DomainRealtyGroup.com) - All offers are to be submitted with signed disclosure located in Supplements. Please use FR/Bar contracts only Seller will not accept offers made on NABOR contracts.

#### Driving Directions

ML# 218026424

From Naples-Follow I-75 North to Bonita Beach Road (Exit 116) and turn left. Travel to Route US 41(do not turn on old 41) and turn right (north). Turn right at the third traffic light (Highland Woods Blvd.) and proceed to the left lane at the gate.

**Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.**

The source of the foregoing property information is a database compilation of an organization that is a member of the Southwest Florida Multiple Listing Service. Each

4/13/2018

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