

Memorandum of Offer: **Windsor Court**

**2880 Gulf Shore Blvd. N #206  
Naples, FL 34103**



**DIRECT GULF ACCESS**

**Beach Access**

**2nd Floor Residence**

**Directly on Moorings Bay**

**Direct Gulf Access**

**Sold Furnished**



Presented By:

**Keith Sipnick & Toni Stout**  
Premiere Plus Realty Company  
9015 Strada Stell Ct. #100  
Naples, FL 34109  
239-572-4151  
239-285-1404



**2880 Gulf Shore Blvd. N #206 Naples, Florida**

# THE WHY!

## Windsor Court

- DIRECT GULF ACCESS
- BOAT DOCKS AVAILABLE
- REMODELED
- READY TO MOVE IN
- NEW CLUBHOUSE
- SOLD DESIGNER FURNISHED
- 2 BEDROOMS
- INCREDIBLE VIEWS
- UPDATED KITCHEN
- SCREENED LANAI
- NEW APPLIANCES

### Experience Luxurious Coastal Living at Windsor Court Condominium #206, Gulf Shore Blvd. N., Naples, FL

Welcome to your dream waterfront residence at Windsor Court Condominium #206, where luxury meets the serene beauty of Moorings Bay. This exceptional 2nd-floor condominium, offered turnkey furnished, promises a lifestyle of elegance and convenience in the heart of Naples, Florida.

As you step into this beautifully appointed home, you'll be greeted by breathtaking views of Moorings Bay. Imagine starting your day watching boats glide by and dolphins play, all from the comfort of your screened lanai. This residence has been thoughtfully updated to enhance your living experience, featuring fresh paint throughout, new light fixtures, state-of-the-art appliances, and plush new carpeting, ensuring a move-in-ready home that awaits your arrival.

The spacious layout is designed for both relaxation and entertainment, with a focus on indoor-outdoor living. The screened lanai serves as the perfect backdrop for your morning coffee or evening cocktails, offering unobstructed views of the bay's tranquil waters.

For boating enthusiasts, Windsor Court offers boat docks available based on availability, providing direct access to the Gulf of Mexico. Whether you prefer fishing from the dock or simply enjoying the scenic surroundings, this condominium caters to all your waterfront desires. Additionally, the newly renovated heated pool and clubhouse are just steps away, offering a private oasis to unwind or socialize with neighbors.



- WALK TO BEACH

**2880 GULF SHORE BLVD N. #206 NAPLES, FL 34103**

## Location

Windsor Court, in the Moorings is ideally positioned to the heart of Naples. Just moments from the vibrant downtown and iconic 5th Avenue, everything you desire is within arm's reach. Step across the street for white sand beaches, minutes to fine dining, elite retail or simply revel in fishing with dolphins in your backyard.



Ownership at Windsor Court comes with eligibility for Moorings Beach Membership, offering another layer of coastal enjoyment. Alternatively, take a leisurely walk across the street to the pristine beaches that Naples is famed for. This residence's central location means you're never far from the best dining, shopping, and cultural attractions Naples has to offer.



Windsor Court Condominium #206 is not just a home; it's a lifestyle choice for those seeking the perfect blend of comfort, convenience, and coastal beauty. Don't miss the opportunity to make this exquisite residence your own and enjoy the best of Naples living.

For more information or to schedule a viewing, please contact us. Your waterfront dream home awaits at Windsor Court Condominium #206.



**Keith A. Sipnick P.A.**  
239.572.4151  
MyNaplesBroker@gmail.com

**Toni Stout, LLC**  
239.285.1404  
AntonetteStout@gmail.com



Premiere Plus Realty, Co  
9015 Strada Stell #100  
Naples, FL 34109

**2880 GULF SHORE BLVD N. #206 NAPLES, FL 34103**