



6620 Beach Resort Drive, Unit 5

Falling Waters Beach Resort

2 BD 2 BA 1,351 SF \$239,900

Immaculately kept and partially renovated 1st Floor 2/2 with Den situated in the amenity rich Falling Waters Beach Resort community, steps away from your exclusive 600ft Lazy River Pool! Just under 20 minutes to Naples Premier Downtown 5th Avenue and Naples and Marco Islands famous beaches of sunny SWFL. As you enter the complex, you will find yourself surrounded by professional, lush landscaping. The breathtaking view from the lanai is of the lakes on either side of the river pool with a fountain. As you walk through the condo, your eye catches the new granite counter tops, which roll through to the lanai. The entire condo exudes natural light, has been freshly painted and new plank flooring added to give it a clean look and feel. There are 2 bedrooms and a den for your guests with 2 full bathrooms. This condo include new appliances, electric hurricane shutters, sliding full length windows and a wet bar in the lanai. Schedule your showings now!

Status: Active

MLS #: 219066273

Year Built: 1997

DOM: 91

Compass Type: Condo

MLS Type: Residential / Low Rise (1-3)

Taxes: \$2,212 / year

Condo/Co-op Fees: -

HOA Fees: -

County: Collier County

PROPERTY DETAILS

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KEY DETAILS

Area: NA37 - East Collier S/O 75 E/O 9

Development: FALLING WATERS BEACH RESORT

Sub Condo Name:

FALLING WATERS BEACH RESORT

Waterfront: Yes

Waterfront Desc: Lake

View: Lake, Landscaped Area

Furnished Desc: Unfurnished

LOCATION AND GENERAL INFORMATION

Amenity Recurring Fee: \$0

Application Fee: \$100

Amenities:

BBQ - Picnic, Bike And Jog Path, Bocce Court, Clubhouse, Community Pool, Library, Pickleball, Shuffleboard, Streetlight, Tennis Court

Community Type: Gated

Elementary School: LELY ELEMENTARY SCHOOL

High School: LELY HIGH SCHOOL

Middle School: MANATEE MIDDLE SCHOOL

Pets: Limits

Pets Limit Max Number: 1

Pets Limit Max Weight: 20

Section: 3

Status Type: Pre-Construction

Township: 51

PARKING

Garage Desc: Detached

Garage Spaces: 1.0

Parking: 1 Assigned, Guest

HOA AND FEES

Master HOA Fee: \$1,400

Master HOA Fee Freq: Quarterly

PROPERTY AND ASSESSMENTS

Rear Exposure: SW

Lease Limits: Yes

Leases Per Year: 12

Min Days of Lease: 30

Mandatory HOA: Yes

Possession: At Closing



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COMPASS