

Cross Property 360 Property View

74 25th ST, Naples, FL 34117

Listing

Residential REALTOR Report



**General Information**  
**List Price:** \$2,949,000  
**MLS#:** 223001708  
**Address:** 74 25TH ST SW  
 NAPLES, FL 34117  
**GEO Area:**  
**County:** Collier  
**Status Type:** Resale Property  
**List Price/Sqft:** \$593.12  
**Property ID:** [36817920101](#)  
**Furnished:** Unfurnished  
**Approx. Living Area:** 4972 - Survey  
**Approx. Total Area:** 8937 - Survey  
**Building Design:**  
**Virtual Tour URL:**  
**Listing Broker:** [Flat Fee MLS Realty](#)

ML# 223001708  
**Status:** Incoming ()  
**Property Class:** Residential  
**Subdivision:**  
**Development:**  
**DOM:** 0  
**CDOM:**  
**Bedrooms:** 5 Bed  
**Baths:** 4 (4 0)  
**Year Built:**  
**County Permit #:**



**Detailed Property Information**

**Property Information:** One of the more unique properties in the Urban Estates, this 2.27 Acre compound boasts not only a custom built, 3,600 sq. ft. estate home with pool, on property is also an existing 3,700 sq. ft. Eversafe Metal Building with 1,400 sq. ft. of living space and an additional 2,300 sq. ft. of shop/garage space. Built by the Owner of Gulfstream Homes, the shop serves as a permanent residence while the main house is under construction. From the expansive zoysia fenced backyard to the custom finishes inside, this building serves as a primary residence independent of the future main home! The main home will feature 5 bedrooms plus study and 4 full baths, a custom screen-enclosed pool with heated spa and all of the finishes expected from Gulfstream Homes. At completion the majority of the property will be fenced and Seller plans to install an automated gate at the entry. Schedule your visit today to see the uniqueness of this one-of-a-kind opportunity!

**Ownership:** Single Family  
**Lot Size:**  
**Cable:** No  
**Guest House L.A.:**  
**Guest House Desc:**  
**Elementary School:**  
**Middle School:**  
**High School:**  
**Flooring:** See Remarks  
**Cooling:** Central Electric  
**Kitchen:**  
**View:** Wooded Area  
**Private Pool:** Yes/Below Ground, Heated Electric, Salt Water System, Screened  
**Private Spa:** Yes/Below Ground  
**Amenities:** None  
**Bedroom:** First Floor Bedroom  
**Dining:** Eat-in Kitchen  
**Equipment:** Auto Garage Door, Cooktop - Electric, Dishwasher, Disposal, Dryer, Ice Maker - Stand Alone, Microwave, Range, Refrigerator, Washer  
**Exterior Features:** Fence, Storage  
**Interior Features:** Built-In Cabinets, Closet Cabinets, Tray Ceiling, Walk-In Closet  
**Master Bath:**  
**Additional Rooms:** Den - Study, Great Room, Laundry in Residence  
**Parking:** Circle Drive, Driveway Paved  
**Road:** Paved Road  
**Restrictions:** None  
**Security:** See Remarks  
**Storm Protection:** None  
**Pets:** Not Allowed  
**Pets - Max. Weight:**  
**Pets - Max. Number:**  
**Pets - Breed Limits:**  
**Pets - Other Limits:**  
**Approx. Lot Size:** 329x301x329x301 - Survey  
**Gulf Access Type:**  
**Windows:** Other  
**Exterior Finish:** Stucco  
**Community Type:** Non-Gated  
**Golf Type:**  
**Floor Plan Type:**  
**Heating:** Central Electric  
**Gas YN:** No  
**Gas Description:**

**Unit/Bldg. Information**

**Building #:**  
**Total Floors in Property:** 1  
**Total Building Floors:** 1  
**Unit Floor:** 1  
**Units in Building:**  
**Garage:** Attached  
**# Garage Spaces:** 8  
**Units in Complex:**  
**Building Style:** Traditional  
**Construction:** See Remarks  
**Roof:** Tile  
**Elevator:** None  
**Carpport:** Detached  
**# Carpport Spaces:** 0  
**Builder Product:**  
**Builder Name:**

**Lot Information**

**Waterfront:** No  
**Gulf Access:** No  
**Canal Width:** None  
**Rear Exposure:** N  
**Sec/Town/Rng:** 12/49/26  
**Legal Unit:**  
**Subdivision #:** 326800  
**Zoning:**  
**Legal Desc:** GOLDEN GATE EST UNIT 5 S 300FT OF TR 113  
**Waterfront Descip.:** None  
**Boat/Dock Info:** None  
**Water:** Well  
**Sewer:** Septic  
**Irrigation:**  
**Lot Description:** Horses Ok, Oversize  
**Lot:**  
**Block/Bldg:**

**Room Information**

Room Type	Room Dimensions	Room Type	Room Dimensions	Room Type	Room Dimensions	Room Type	Room Dimensions
Living Room	25 x 25	Kitchen	20 x 30	Master Bedroom	21 x 17		

**Financial/Transaction Information**

**Total Tax Bill:** \$1,608  
**Tax Year:** 2022  
**Tax Desc:** Homestead  
**Tax District Type:** Municipal Service Tax Unit  
**Terms:** Buyer Finance/Cash, FHA, VA  
**Possession:** Negotiable  
**Approval:** None  
**Management:** None  
**Maintenance:** None  
**Special Info:**  
**Num of Leases/Yr:**  
**Min. Days Of Lease:**  
**Subject to FIRPTA:** No  
**Subject To Lease YN:** No  
**Lease Description:**  
**HOA Description:**  
**Association Mngmt Phone:**  
**Recurring Fees:**  
**HOA Fee:** \$0  
**Master HOA Fee:** \$0  
**Condo Fee:** \$0  
**Spec Assessment:** \$0  
**Other Fee:** \$0  
**Land Lease:** \$0  
**Annual Food & Beverage Minimum:** \$0  
**Mandatory Club Fee:** \$0  
**Rec. Lease Fee:** \$0  
**Total Annual Recurring Fees:** \$0

**Lease Expiration Date:**  
**Ownership & Leasing:** No  
**Seller Flood Ins YN:**

**One Time Fees**  
**Mandatory Club Fee:** \$0  
**Land Lease:** \$0  
**Rec. Lease Fee:** \$0  
**Other Fee:** \$0  
**Spec Assessment:** \$0  
**Transfer Fee:** \$0  
**Application Fee:** \$0  
**Total One Time Fees:** \$0

**Office Information**

**Office Code:** FFFMR  
**Office Name:** [Flat Fee MLS Realty](#)  
**Office Address:** 10853 Boyette Road  
Riverview FL, 33569  
**Office Ph:** 813-642-6030  
**Office Fax:** 888-844-0070  
**Board:** Florida Gulf Coast

**Agent ID:** P3389117  
**Agent Name:** [Stephen Hachey](#)  
**Agent Phone:** 813-642-6030  
**Agent Fax:**  
**Agent Email:** [team@flatfeemsrealty.com](mailto:team@flatfeemsrealty.com)

ML# 223001708

**Settlement Agent Information**

**Name:** Excel Title  
**Address:**

**Phone:** 239-214-7009  
**Email:** [contracts@exceltitlefl.com](mailto:contracts@exceltitlefl.com)

**Listing Information**

**Owner Name:** Michael J Peel  
**Bonus Amount:**  
**Bonus Amount Description:**  
**Auction:** No  
**Foreclosed (REO):** No  
**Potential Short Sale:** No  
**Short Sale Comp:**  
**Single Agent Comp:** 2.5  
**Trans Broker Comp:** 2.5  
**Non-Rep Comp:** 0  
**Joint Agency:** No  
**Listing Date:** 01/08/23  
**Date Expiration:** 10/08/23  
**Source Of Measurements:** Survey  
**Internet Sites:** Broker Reciprocity, Homes.com, ListHub, NaplesArea.com, Realtor.com  
**Showing Inst.:** 24 Hour Notice, Call Listing Office, Owner Occupied, Pet On Premises, Virtual Showings  
**Listing Type:** Limited Services  
**Is there a sign on the property with Seller contact information:** No  
**Contact Seller for showing:** No  
**Listing Broker available on contract presentation and negotiations:** No  
**Listing Broker will perform post contract services:** No  
**Limited Service Listing:** Yes



**Appointment Req.:** Yes  
**Appointment Phone:** 800-746-9464  
**Variable Rate Comm.:** No  
**Target Marketing:** No  
**Listing on Internet:** Yes  
**Address on Internet:** Yes  
**Blogging:** Yes  
**AVM:** Yes  
**Contract Closing Date:**

To make changes to your synopsis please email us at [team@flatfeemsrealty.com](mailto:team@flatfeemsrealty.com) For additional questions that cannot be resolved via email please call 813-642-6030.  
  
A buyer's agent is either a single agent OR transaction broker. Only one commission is paid out.

ML# 223001708

**Confidential Information**

Please visit [www.gulfstreamhomes.com](http://www.gulfstreamhomes.com) and search for Available Homes to see more pictures and information. Commission: 2.5%-\$400 .Use ShowingTime to schedule. All offers (cash or financing) must be submitted via <https://flatfeemsrealty.com/simple-offers/> on FAR/BAR As-Is. Preferred: Excel Title [contracts@exceltitlefl.com](mailto:contracts@exceltitlefl.com)

ML# 223001708

**Driving Directions**

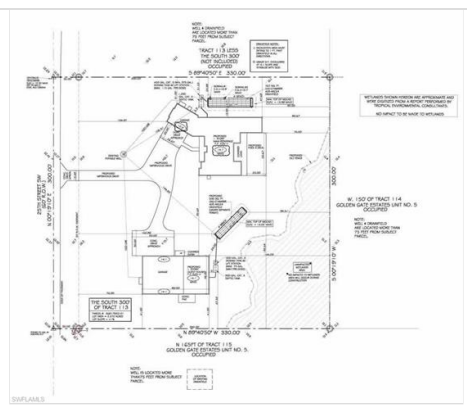
Take Golden Gate Blvd W. west from Collier Blvd. Then south on 25th St SW and property is immediately on the left.

ML# 223001708

**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 Southwest Florida Multiple Listing Service member organization owns the copyright rights in its respective proprietary database compilation, and reserves all such rights. Copyright © 2023. The foregoing information including, but not limited to, any information about the size or area of lots, structures, or living space, such as room dimensions, square footage calculations, or acreage is believed to be accurate, but is not warranted or guaranteed. This information should be independently verified before any person enters into a transaction based upon it.

**Photos**



By initialing and signing, I hereby approve and certify the information contained on this form is true, correct and complete to the best of my knowledge.

*Michael Peel*  
dotloop verified  
01/09/23 10:32 AM EST  
FMYI-XDFG-6THM-PQ1V