



## Cross Property Customer Financial Report w/Photos

### Residential Customer Financial Report w/Photos



|                              |   |  |
|------------------------------|---|--|
| <b>General Information</b>   |   | ML# 224097992                                  |
| <b>List Price:</b>           | \$3,495,000   |  |
| <b>MLS#:</b>                 | 224097992   | <b>Status:</b> Active (12/03/24)               |
| <b>Address:</b>              | 3127 W GULF DR #106<br>SANIBEL, FL 33957<br>SI01 - Sanibel Island |  |
| <b>GEO Area:</b>             | Lee   | <b>Property Class:</b> Residential             |
| <b>County:</b>               | Resale Property   | <b>Subdivision:</b> WEDGEWOOD OF SANIBEL CONDO |
| <b>Status Type:</b>          | \$1,322.86  | <b>Development:</b> WEDGEWOOD OF SANIBEL CONDO |
| <b>List Price/Sqft:</b>      | 34-46-22-T1-00701.1060  | <b>Furnished:</b> Unfurnished                  |
| <b>Property ID:</b>          | 2,642   | <b>Bedrooms:</b> 3+Den                         |
| <b>Approx. Living Area:</b>  | 2,642   | <b>Baths:</b> 4 (3 1)                          |
| <b>Approx.Total Area:</b>    | 2,642   | <b>Den/Flex:</b> Yes                           |
| <b>Building Design:</b>      | Low Rise (1-3)  | <b>Year Built:</b> 1994                        |
| <b>Potential Short Sale:</b> | No  | <b>Foreclosed REO:</b> No                      |
| <b>Virtual Tour URL:</b>     |   |  |

#### Detailed Property Information

|                              |  |                             |  |
|------------------------------|--|-----------------------------|--|
| <b>Property Information:</b> | Simply the Best!! Welcome to Wedgewood, Sanibel's Premier Condominium Development located directly on the Gulf of Mexico! This exceptional 3-enSuite Bedrooms / 3 1/2-Bath West Corner Penthouse unit has been completely renovated with new impact resistant windows / sliding glass doors, new interior wood shaker doors / base moldings, new HVAC system, new hot water heater, new upgraded cabinetry / appliances, new Quartz countertops, new wood flooring, new plumbing fixtures and new shower tile. Rare to the market, this spacious split floor plan boasts spectacular sunsets and wrap-around Gulf and Beach views from the Kitchen / Great Room / Dining Epicenter and Owner's Suite, offers a Den / Media Room and a large, screened Lanai with hurricane shutters. Development Amenities include a Courtyard Swimming Pool, 2-Enclosed Parking Spaces, and ground level storage area. Don't miss this unique opportunity to acquire one of the most desirable condominium homes on Sanibel Island...!! |                             | ML# 224097992                          |
| <b>Ownership:</b>            | Condo  | <b>Pets:</b>                | Limits                                 |
| <b>Lot Size:</b>             |  | <b>Pets - Max. Weight:</b>  |  |
| <b>Cable:</b>                | Yes  | <b>Pets - Max. Number:</b>  |  |
|                              |  | <b>Pets - Breed Limits:</b> |  |
| <b>Guest House L.A.:</b>     |  | <b>Pets - Other Limits:</b> | Owner's Only                           |
| <b>Guest House Desc:</b>     |  | <b>Approx. Lot Size:</b>    | xxx                                    |
| <b>Elementary School:</b>    |  | <b>Gulf Access Type:</b>    |  |
| <b>Middle School:</b>        |  | <b>Windows:</b>             | Impact Resistant, Single Hung, Sliding |
| <b>High School:</b>          |  | <b>Exterior Finish:</b>     | Stucco                                 |
| <b>Flooring:</b>             | Carpet, Tile, Wood   | <b>Community Type:</b>      | Condo/Hotel                            |
| <b>Cooling:</b>              | Ceiling Fans, Central Electric, Zoned  | <b>Golf Type:</b>           |  |
| <b>Kitchen:</b>              | Island   | <b>Floor Plan Type:</b>     | Split Bedrooms                         |
| <b>View:</b>                 | Gulf   | <b>Heating:</b>             | Central Electric, Zoned                |
| <b>Private Pool:</b>         | No   | <b>Gas YN:</b>              | No                                     |
| <b>Private Spa:</b>          | No   | <b>Gas Description:</b>     |  |
| <b>Amenities:</b>            | BBQ - Picnic, Beach Access, Community Pool, Community Spa/Hot tub, Extra Storage   |                             |  |
| <b>Bedroom:</b>              | Master BR Sitting Area, Split Bedrooms   |                             |  |
| <b>Dining:</b>               | Dining - Living, Eat-in Kitchen  |                             |  |
| <b>Equipment:</b>            | Cooktop - Electric, Dishwasher, Disposal, Double Oven, Dryer, Microwave, Refrigerator/Icemaker, Smoke Detector, Wall Oven, Washer  |                             |  |
| <b>Exterior Features:</b>    | Tennis Court   |                             |  |
| <b>Interior Features:</b>    | Bar, Built-In Cabinets, Fire Sprinkler, Foyer, Walk-In Closet  |                             |  |
| <b>Master Bath:</b>          | Bidet, Dual Sinks, Jetted Tub, Separate Tub And Shower   |                             |  |
| <b>Additional Rooms:</b>     | Den - Study, Great Room, Guest Bath, Guest Room, Laundry in Residence, Screened Lanai/Porch  |                             |  |
| <b>Parking:</b>              | 2 Assigned, Covered, Paved Parking, Under Bldg Closed  |                             |  |
| <b>Road:</b>                 | Paved Road   |                             |  |
| <b>Restrictions:</b>         | Deeded   |                             |  |
| <b>Security:</b>             |  |                             |  |
| <b>Storm Protection:</b>     | Impact Resistant Doors, Impact Resistant Windows, Shutters - Electric  |                             |  |

#### Unit/Bldg,Information

|                                  |          |                           |                  |                         |    |               |
|----------------------------------|----------|---------------------------|------------------|-------------------------|----|---------------|
| <b>Building #:</b>               | 1        | <b>Units in Complex:</b>  | 18               | <b>Builder Product:</b> | No | ML# 224097992 |
| <b>Total Floors in Property:</b> | 1        | <b>Building Style:</b>    | Corner           | <b>Builder Name:</b>    |    |               |
| <b>Total Building Floors:</b>    | 3        | <b>Construction</b>       | Elevated, Piling |                         |    |               |
| <b>Unit Floor:</b>               | 3        | <b>Roof:</b>              | Built-Up or Flat |                         |    |               |
| <b>Units in Building:</b>        | 6        | <b>Elevator:</b>          | Common           |                         |    |               |
| <b>Garage:</b>                   | Attached | <b>Carpport:</b>          |                  |                         |    |               |
| <b># Garage Spaces:</b>          | 2        | <b># Carpport Spaces:</b> | 0                |                         |    |               |

#### Lot Information

|                        |  |                            |               |               |
|------------------------|--|----------------------------|---------------|---------------|
| <b>Waterfront:</b>     | Yes  | <b>Waterfront Descip.:</b> | Gulf Frontage | ML# 224097992 |
| <b>Gulf Access:</b>    | No   | <b>Boat/Dock Info:</b>     | None          |               |
| <b>Canal Width:</b>    |  | <b>Water:</b>              | Central       |               |
| <b>Rear Exposure:</b>  | W  | <b>Sewer:</b>              | Central       |               |
| <b>Sec/Town/Rng:</b>   | 34/46/22E  | <b>Irrigation:</b>         | Central       |               |
| <b>Legal Unit:</b>     | 0  | <b>Lot Description:</b>    | Zero Lot Line |               |
| <b>Subdivision #:</b>  | T1   | <b>Lot:</b>                | 106           |               |
| <b>Zoning:</b>         |  | <b>Block/Bldg:</b>         | 701           |               |
| <b>Listing Broker:</b> | Naumann Properties, Inc.                                   |                            |               |               |
| <b>Legal Desc:</b>     | WEDGEWOOD OF SANIBEL CONDO OR 2502 PG 2347 BLDG 1 UNIT 106 |                            |               |               |

#### Room Information

|                  |                        |                  |                        |                  |                        |                  |                        |               |
|------------------|------------------------|------------------|------------------------|------------------|------------------------|------------------|------------------------|---------------|
| <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> | ML# 224097992 |
|------------------|------------------------|------------------|------------------------|------------------|------------------------|------------------|------------------------|---------------|

#### Financial/Transaction Information

|                           |                |                         |           |               |
|---------------------------|----------------|-------------------------|-----------|---------------|
| <b>Total Tax Bill:</b>    | \$6,691        | <b>HOA Description:</b> | Mandatory | ML# 224097992 |
| <b>Tax Year:</b>          | 2023           | <b>Recurring Fees:</b>  |           |               |
| <b>Tax Desc:</b>          | No Homestead   | <b>HOA Fee:</b>         | \$0       |               |
| <b>Tax District Type:</b> | Not Applicable |                         |           |               |

**Terms:** Buyer Finance/Cash  
**Approval:** Application Fee  
**Management:** Professional  
**Maintenance:** Insurance, Lawn/Land Maintenance, Legal/Accounting, Manager, Pest Control Interior, Sewer, Trash Removal, Water  
**Special Info:**  
**Num of Leases/Yr:** 1  
**Min. Days Of Lease:** 30

**Master HOA Fee:** \$0  
**Condo Fee:** \$5,000 Quarterly  
**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:** \$20,000

**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



Mediterranean / spanish home with a garage



Dining room with sink



Unfurnished living room with a tray ceiling, ceiling fan, and light hardwood / wood-style flooring



Unfurnished room featuring ceiling fan, light hardwood / wood-style floors, a water view, and a healthy amount of sunlight



Kitchen featuring white cabinetry, sink, a spacious island, and light stone counters



Kitchen with light stone countertops, stainless steel appliances, and white cabinets



Kitchen featuring light stone countertops, white cabinets, black electric cooktop, sink, and dishwasher



Kitchen with black electric stovetop, a center island, light stone counters, and white cabinetry



Clothes washing area with stacked washer and dryer and sink





**Bathroom with tile patterned flooring, vanity, and toilet**



**Bathroom with vanity, a shower with shower door, and a skylight**



**Bathroom featuring a skylight, tile patterned flooring, vanity, and an enclosed shower**



**Bathroom featuring tile patterned floors, vanity, toilet, and an enclosed shower**



**Bathroom with toilet and an enclosed shower**



**Bathroom with a tile shower**



**Unfurnished bedroom featuring ceiling fan, light carpet, and multiple windows**



**Unfurnished bedroom featuring light carpet, a closet, ensuite bath, and ceiling fan**



**Bathroom with vanity and tile patterned floors**



**Bathroom with vanity**



**Spare room featuring ceiling fan, a wall of windows, and light hardwood / wood-style flooring**



**Spacious closet with hardwood / wood-style flooring**



**Kitchen with a kitchen bar, wine cooler, kitchen peninsula, and white cabinetry**



**View of patio / terrace featuring ceiling fan, a balcony, a water view, and a beach view**



**Water view featuring a beach view**

**Water view featuring a view of the beach**

**View of water feature with a view of the beach**

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

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