



Condo 2200803 ACT 3127 W Gulf Dr 102 Sanibel FL 33957 LP: \$2,595,000

Area : 1-Sanibel
Bedrooms: 3
Den Y/N: Yes
SqFt Total: 3222 / Other
Location: Gulf - West End
Taxes / Year: \$25,435 / 2019
Association Fee: \$4,100 Quarterly
Year Built: 1994
Furnished Y/N: Yes
Waterfront Y/N: Yes
Central Air Y/N: Yes
Lot #: 102
Strap #: 34-46-22-T1-00701.1020
County: Lee County
Subject to FIRPTA: No

Condo Name: Wedgewood Of Sanibel
Baths/Half Baths: 3/1
Apx. Liv SqFt/Source: 2837 / Other
Boatlift Y/N - Lbs: No -
Boat Dock Depth:
Pets Allowed: Limits
 Owners are allowed pets. No weight limit
Master Assoc: \$/
Pool Y/N: Yes
Coastal Construction: Behind 1974
Building: 1
Floor #: 1
Fireplace Y/N: No
Foreclosure Y/N: No
ShortSale Y/N: No
 Virtual Tour



Legal Description WEDGEWOOD OF SANIBEL CONDO OR 2502 PG 2347 BLDG 1 UNIT 102

View: Direct Gulf
Restrictions: Month Min Rental, Pet Limits
Design: Split Bedrooms
Water: City
Sewer: City
Occupant: Vacant
Govern Bod: Application Fee, Condo Association
Windows: Shutters Electric, Single Hung, Sliding

Waterfront: Gulf
Cooling: Ceiling Fan(s), Central Air/Cooling
Heating: Central Heat
Master BR:
Misc Exterior: Piling Concrete
Possession: At Close
Ceiling: 8 Ft Ceilings
Flooring: Carpet, Tile Floor, Wood Floor
Rooms: Den, DR/LR Combo, Kitchen, Laundry Room
Master Bath: Dbl Sinks, Sep. Shower
Special: Title Insurance
Appliances: Central Vacuum, Dishwasher, Disposal, Dryer, Microwave, Range Electric, Refrigerator, Washer, Water Heater
Boating Amenities:
Condo Amenities: Elevator, Pool, Restricted Rentals, Tennis Court(s)
Fees Include: Elevator, Exterior Main/Repair, Insurance Bldg, Inter Pest Control, Landscape/Lawn, Legal and Accounting, Pool Service, Recreation Facilities, Trash, Water
Accessibility: Acc Elevator, Acc Entrance
Financing: BTF/Cash
Furnishing: Fully Furnished
Secondary Loc: Gulf

PublicRemarks For the discriminating few, Wedgewood of Sanibel offers the appointments and lifestyle of a private residence. This exceptional Gulf Front, west corner apartment has been completely renovated and showcases upgrades trending in the marketplace. Three spacious bedrooms, 3.5 baths, dramatic views of the Gulf from the Great Room and Master Bedroom. Featuring an enclosed lanai extending the length of the unit, glass sliders allow year-round use of the lanai offering dramatic sunset views. Separate family room, very upscale features including an upscale chef's kitchen w/granite counters, custom wood flooring, living room wet-bar, laundry room with storage, enclosed parking w/2 spaces plus a ground level storage room. Storm shutters throughout. An offering at Wedgewood is rarely available and this unit checks all the boxes with superlative appointments! Serene tropical grounds and private spaces, beach walk-over; the tennis court and swimming pool/spa are well sited for all to enjoy.

Rent History: Not rented One rental per year allowed 30 days.

Sold Date: **Selling Price:** **DOM:** 0



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