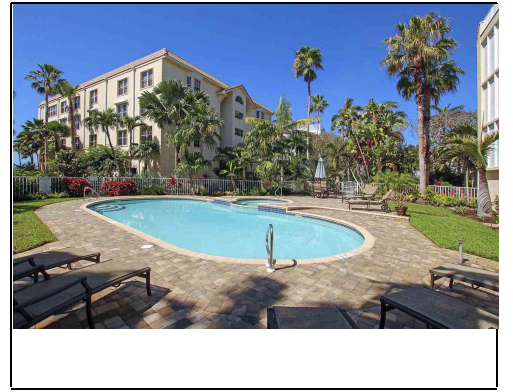




Condo 2210232 **Contingent** 3135 W Gulf Dr 202 Sanibel, FL 33957 **LP: \$2,595,000**

Area / Zone Code	1-Sanibel	Condo Name	Wedgewood Of Sanibel
Bedrooms	3	Primary Location	Gulf
Baths	3	Island Location	West End
Half-Baths	1	Pets	Allowed
Apx Living SqFt	2837	Tax Amount	\$22,599
Living Sqft Source	Other	Tax Year	2020
SqFt Total	3,222	Association Fee	\$4,200
SqFt Source	Other	Association Fee Period	Quarterly
Year Built	1994	Master Fee	\$0
Community Pool Y/N	Yes	Master Fee Period	
Furnished Y/N	Yes	Coastal Construction	Behind 1974
Top Floor Y/N	No		
Floor	1		



Folio ID: **10023866**
 Strap #: **34-46-22-T1-00702.2020**
 Legal Description: **WEDGEWOOD OF SANIBEL CONDO OR 2502 PG 2347 BLDG 2 UNIT 202**

View **Direct Gulf**
 Waterfront **Gulf**
 Secondary Location **Gulf**
 Parking **Assigned, Covered, Under Bldg**
 Condo Amenities **Elevator, Pool, Tennis Court(s)**
 Restrictions **Rent Restrictions, See Remarks**
 Pet Limits **Owners area llowed pets (no weight limit)**
 Accessibility **Acc Central Living Area, Acc Elevator**

Misc Exterior **CBS, Const. Complete**
 Water **City**
 Sewer **City**
 Cooling **Ceiling Fan(s), Central Air/Cooling**
 Heating **Central Heat**
 Windows **Single Hung, Sliding**
 Doors **Shutters Electric, Sliding**

Financing **BTF/Cash**
 Possession **At Close**
 Special **Title Insurance**
 Fees Include **Elevator, Exterior Main/Repair, Insurance Bldg, Inter Pest Control, Landscape/Lawn, Legal and Accounting, Recreation Facilities, Sewer, Trash, Water**
 Occupant **Vacant**
 Foreclosure Y/N **No**
 ShortSale Y/N **No**
 Subject to FIRPTA **No**

Ceiling **10+ Ft Ceilings**
 Flooring **Carpet, Tile Floor**
 Rooms **Breakfast Room, Den, DR/LR Combo, Kitchen, Laundry Room, Screened Porch, Storage Exterior, Storage Interior**
 Master **Walk-In Closet**
 Bedroom
 Master Bath **Dbl Sinks, Sep. Shower, Sep. Tub**
 Appliances **Cooktop, Dishwasher, Dryer, Internet Ready, Laundry Tub, Range Electric, Refrigerator, Wall Oven Elec, Washer, Water Heater**
 Furnishing **Fully Furnished, Exceptions**

PublicRemarks Rarely available, Wedgewood of Sanibel offers the appointments and lifestyle of a private residence. This west -corner apartment, Gulf front building offers 3 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 this space as an extension of the living area with wonderful water views. Chef's kitchen, separate family room, living room/dining room wet-bar, lovely split bedroom plan, large bedrooms and walk-in closets, laundry room with storage, enclosed parking w /2spaces plus a ground-level storage room. Storm shutters throughout. Serene grounds with pool and tennis and private spaces on the beautiful grounds, beach walk-over, on-site maintenance and so many superlatives make this one of the most desirable complexes on Sanibel.

Date Closed/Sold:

Sold Price:

Days On Market: 1

**Prepared for You By:**

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Sanibel FL 33957-

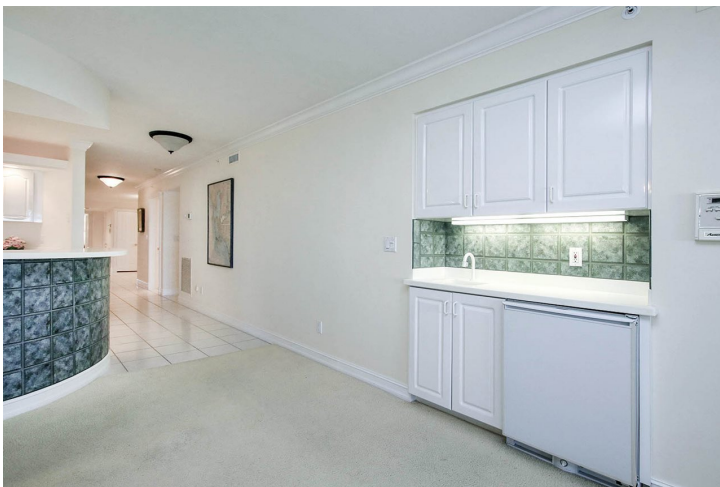
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