

# Unique Beach Community Location



## 1000 L'Ambiance Circle 102

**\$599,900.00**

|                   |                               |                 |                     |
|-------------------|-------------------------------|-----------------|---------------------|
| Area:             | <b>L'Ambiance/Pelican Bay</b> | Bathrooms:      | <b>2</b>            |
| Style:            | <b>Low Rise Condo</b>         | Bedrooms:       | <b>3</b>            |
| Square Feet:      | <b>1726 Under Air</b>         | Master Bedroom: | <b>13x17</b>        |
| Year built:       | <b>1996</b>                   | Bedroom #2:     | <b>11x13</b>        |
| Taxes:            | <b>\$6,028.00</b>             | Bedroom #3:     | <b>11x12</b>        |
| Condo Fee:        | <b>\$1,485.00 Qtrly.</b>      | Great room:     | <b>27x20</b>        |
| Parking:          | <b>1 Car Attached Garage</b>  | Kitchen:        | <b>10x09</b>        |
| Heating:          | <b>Central Electric</b>       | Laundry:        | <b>In Unit</b>      |
| Air Conditioning: | <b>Central Electric</b>       | Pets:           | <b>One any size</b> |

This rarely available unit features an expansive great room that is perfect for entertaining and has a spectacular lake view. A comfortable private guest suite will await your guests, as well as a third bedroom. Master bedroom features a private foyer. L'Ambiance is a gated community that is walking distance to tennis, shopping, movie theater, library and the Pelican Bay community center with a state of the art fitness center. Relaxing at the beach in Pelican Bay is one of the pleasures of this area. L'Ambiance allows one pet any size. Quarterly condo fee includes the master Pelican Bay fee.

Lynn H. Wilber, GRI, e-PRO, Broker-Associate

Downing Frye Realty, Inc.

3411 Tamiami Trail North

Business: 239-594-2780

Fax: 239-594-2781

Community Web Site: [www.LAmbiance.net](http://www.LAmbiance.net)

Naples Web Site: [www.NaplesBuys.com](http://www.NaplesBuys.com)

E-mail: [Lynn@NaplesBuys.com](mailto:Lynn@NaplesBuys.com)

