

Guilherme Araujo

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Bank On It Realty
Office: (954) 515-0030
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Property 1 Information



3420 Frosty WAY #4909, NAPLES, FL 34112

Price:	\$219,000	MLS Listing ID:	221029892
Status:	Pending	MLS Association:	Naples Area
Type:	Condo/Town Home	MLS Area:	NA18 - N/O Rattlesnake Hammock
Beds:	2	City:	Naples
Full Baths:	2	County:	Collier
Half Baths:	0	Community:	WINTERPARK
Year Built:	1987	Acres:	
Living Sq Ft:	1,246	Lot Sqft:	
Virtual Tour:			

Property Description

Public Remarks: This 2 bedroom 2 bath first floor is completely remodeled with new windows and doors. AC 2018. Great location, close to beaches, restaurants, Fifth Avenue, Turnkey

Legal Description: NAPLES WINTERPARK NORTH A CONDOMINIUM UNIT 4909

Features

Location: Eastern exposure

Community: Community clubhouse(s), Community tennis court(s)

Construction: Concrete block/stucco, Stucco exterior

Roof: Shingle roof

Exterior: Enclosed porch

Heating/Cooling: Central air conditioning, Central heat

Interior: Window treatments

Flooring: Tile flooring

Utilities: Public sewer services, Public water supply, TV cable available

Inclusions: Furnished, Self-cleaning oven, Microwave oven, Cooktop range, Disposal, Dishwasher, Refrigerator, Clothes washer, Clothes dryer

Financial: Home owners fee

Property Information

Lot:	4909	Zoning:		Elem School:	SHADOWLAWN ELEMENTARY SCHOOL
Block:		APN:	63751160003	Middle School:	EAST NAPLES MIDDLE SCHOOL
Unit:	4909	Lot Dimensions:	0x0x0x0	High School:	NAPLES HIGH SCHOOL

Financial Information

HOA Fee:		Maintenance Fee:		Terms:	Buyer Finance/Cash
HOA Freq:		Maintenance Freq:		Possession:	At Closing
Taxes:	\$985	Tax Year:	2020	Homestead:	

Additional Images



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Customer Detail Report + Large Photos

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Property 1 Information Continued

Additional Images Continued



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Property 2 Information



3569 Antarctic CIR #2105, NAPLES, FL 34112

Price:	\$210,000	MLS Listing ID:	220070829
Status:	Sold (02/03/2021)	MLS Association:	Naples Area
Type:	Condo\Town Home	MLS Area:	NA18 - N/O Rattlesnake Hammock
Beds:	2	City:	Naples
Full Baths:	2	County:	Collier
Half Baths:	0	Community:	WINTERPARK
Year Built:	1986	Acres:	
Living Sq Ft:	1,246	Lot Sqft:	
Virtual Tour:			

Property Description

Public Remarks: This 2019 completely remodeled to the studs, ground floor condo, only 10 minutes from the beach and downtown Naples, is waiting for you to call home or make it your vacation home! The gourmet kitchen is complete with new custom built cabinets, quartz countertops, and new stainless steel appliances. Step out to your lanai off the kitchen to enjoy your coffee in the beautiful Florida landscape to watch the morning sunrise. The large ensuite has a gorgeous newly remodeled bath and large walk-in closet. New porcelain flooring throughout. The spacious laundry room has a full size washer and dryer with plenty of room for extra storage. This home has a newer AC and water heater. Every detail in this beautiful condo has been thoughtfully designed. Enjoy the newly remodeled heated Resort Style Pool and other amenities to include tennis, pickle ball courts and a Community Clubhouse. All of this, with very low Association fees. Come enjoy the Floridian lifestyle in beautiful Naples! You dont want to miss this one!

Legal Description: Naples Winterpark 1A Condominium Unit 2105

Features

Location:	Western exposure
Community:	Community clubhouse(s), Community swimming pool(s), Community tennis court(s)
Recreation:	Tennis court
Lot:	Zero lot line
Parking:	Assigned parking, Guest parking
Construction:	Concrete block\stucco, Stucco exterior
Roof:	Shingle roof
Exterior:	Patio, Enclosed porch
Heating/Cooling:	Central air conditioning, Central heat
Interior:	Built-in bookcase(s)/shelve(s)
Flooring:	Tile flooring
Win/Doors:	Jalousie windows
Rooms:	Living/dining room combination, Master bedroom on main floor
Laundry:	Washer/dryer hookups, Indoor laundry room
Utilities:	Public sewer services, Public water supply, TV cable available
Inclusions:	Microwave oven, Disposal, Dishwasher, Clothes washer, Clothes dryer, Range and Oven

Property Information

Lot:	2105	Zoning:		Elem School:	SHADOWLAWN ELEMENTARY SCHOOL
Block:		APN:	63554600003	Middle School:	EAST NAPLES MIDDLE SCHOOL
Unit:	2105	Lot Dimensions:		High School:	NAPLES HIGH SCHOOL

Financial Information

HOA Fee:		Maintenance Fee:	\$900	Terms:	Buyer Finance/Cash
HOA Freq:		Maintenance Freq:	Quarterly	Possession:	At Closing
Taxes:	\$1,374	Tax Year:	2019	Homestead:	

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Property 2 Information Continued

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Property 3 Information



3626 Arctic CIR #503, NAPLES, FL 34112

Price:	\$209,000	MLS Listing ID:	221021456
Status:	Pending	MLS Association:	Naples Area
Type:	Condo\Town Home	MLS Area:	NA17 - N/O Davis Blvd
Beds:	2	City:	Naples
Full Baths:	2	County:	Collier
Half Baths:	0	Community:	WINTERPARK
Year Built:	1985	Acres:	
Living Sq Ft:	1,246	Lot Sqft:	
Virtual Tour:			

Property Description

Public Remarks: Spacious 2BR/2Bath this Lovely unit features nice updated in the kitchen with white shakers cabinets, granite countertops and new stainless steel appliances. Beautiful vinyl waterproof floor. Spacious laundry room with full size washer & dryer in unit with plenty of room for storage. Winterpark offer Resort style swimming Pool, newly renovated Clubhouse or enjoy the tennis courts, pickle ball and bocce courts. Great location close to Naples Beach , Restaurants, shopping, where you can enjoy shopping & dining.

Legal Description: NAPLES WINTERPARK I A CONDOMINIUM UNIT 503

Features

Location:	Southeastern exposure
Community:	Community swimming pool(s)
Stories:	Two story
Parking:	Paved driveway
Construction:	Concrete block\stucco, Stucco exterior
Roof:	Shingle roof
Heating/Cooling:	Central air conditioning, Central heat
Interior:	Secondary bedrooms split from master bedroom, Built-in desk
Flooring:	Vinyl flooring
Rooms:	Living/dining room combination, Eat in kitchen
Laundry:	Indoor laundry room
Utilities:	Public sewer services, Public water supply, TV cable available
Inclusions:	Microwave oven, Dishwasher, Refrigerator, Clothes washer, Clothes dryer, Range and Oven
Financial:	Contingent

Property Information

Lot:	503	Zoning:		Elem School:	SHADOWLAWN ELEMENTARY SCHOOL
Block:	I	APN:	63552520004	Middle School:	EAST NAPLES MIDDLE SCHOOL
Unit:	503	Lot Dimensions:	0x0x0x0	High School:	NAPLES HIGH SCHOOL

Financial Information

HOA Fee:	\$930	Maintenance Fee:		Terms:	
HOA Freq:	Quarterly	Maintenance Freq:		Possession:	At Closing
Taxes:	\$1,479	Tax Year:	2020	Homestead:	

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Property 3 Information Continued

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Property 4 Information



3574 Antarctic CIR #2107, NAPLES, FL 34112

Price: \$189,000	MLS Listing ID: 221014112	
Status: Pending	MLS Association: Naples Area	
Type: Condo/Town Home	MLS Area: NA18 - N/O Rattlesnake Hammock	
Beds: 2	City: Naples	
Full Baths: 2	County: Collier	
Half Baths: 0	Community: WINTERPARK	
Year Built: 1986	Acres:	
Living Sq Ft: 1,350	Lot Sqft:	
Virtual Tour:		

Property Description

Public Remarks: First floor condo. Close to beaches, restaurants, shops, 5th Avenue and so much more. This 2 bedroom condo has all new paint, split bedrooms, master has walk-in closet. Large community pool. Many pickle ball courts to play on. Seasonal activities.

Legal Description: NAPLES WINTERPARK I A CONDOMINIUM UNIT 2107

Features

Location: Western exposure

Community: Community clubhouse(s), Picnic area(s), Community swimming pool(s), Community spa(s), Community tennis court(s), Biking/fitness trail

Parking: Assigned parking

Construction: Concrete block/stucco, Stucco exterior

Roof: Shingle roof

Exterior: Enclosed porch

Heating/Cooling: Central air conditioning, Central heat

Interior: Walk-in closet(s), Secondary bedrooms split from master bedroom

Flooring: Carpet, Tile flooring

Rooms: Family room

Laundry: Indoor laundry room

Utilities: Public sewer services, Public water supply, TV cable available

Inclusions: Microwave oven, Cooktop range, Dishwasher, Refrigerator, Clothes washer, Clothes dryer, Range and Oven

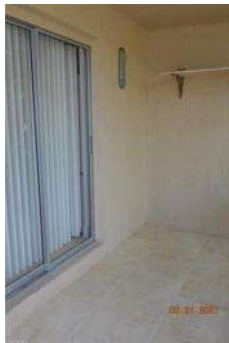
Property Information

Lot: 2107	Zoning:	Elem School: SHADOWLAWN ELEMENTARY SCHOOL
Block: I	APN: 63554680007	Middle School: EAST NAPLES MIDDLE SCHOOL
Unit: 7	Lot Dimensions: 0x0x0x0	High School: NAPLES HIGH SCHOOL

Financial Information

HOA Fee:	Maintenance Fee: \$900	Terms: Buyer Finance/Cash
HOA Freq:	Maintenance Freq: Quarterly	Possession: At Closing
Taxes: \$1,423	Tax Year: 2020	Homestead:

Additional Images



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Customer Detail Report + Large Photos

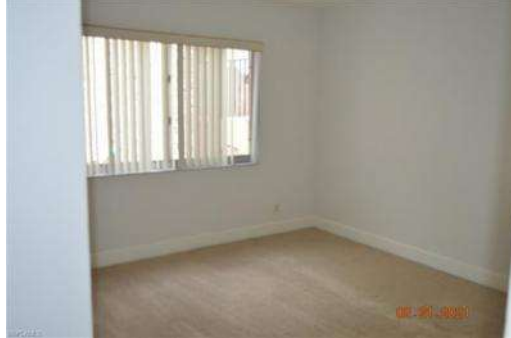
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Property 4 Information Continued

Additional Images Continued



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Property 5 Information



3666 Arctic CIR #115, NAPLES, FL 34112

Price:	\$187,000	MLS Listing ID:	221003672
Status:	Sold (02/18/2021)	MLS Association:	Naples Area
Type:	Condo\Town Home	MLS Area:	NA18 - N/O Rattlesnake Hammock
Beds:	2	City:	Naples
Full Baths:	2	County:	Collier
Half Baths:	0	Community:	WINTERPARK
Year Built:	1985	Acres:	
Living Sq Ft:	1,246	Lot Sqft:	
Virtual Tour:	https://lacasatour.com/property/3666-artic-cir-115-naples-fl-80923/ub		

Property Description

Public Remarks: First-floor end unit with 2 bedrooms and 2 full baths in the community of Winterpark. Beautifully maintained and updated and uniquely redesigned to create formal dining. Updates include wood flooring in the kitchen and dining room with crown molding. New hot water heater, new water pipes, newer vinyl clad windows, A/C in 2015 and very tastefully furnished. Laundry room with large walk-in owners closet, glass tile backsplash in kitchen with granite counters, shaker style cabinets and breakfast bar. Updated baths with granite. Designated parking space right in front of the unit with additional guest parking. This condominium is located in the back of Arctic Circle allowing for maximum privacy and still just a short distance to the tennis courts and one of the largest resort-style pools in Naples as well as the clubhouse and pickleball. Minutes away from downtown 5th Avenue and conveniently located to Marco Island, I-75 and Rt. 41. Rear screened lanais have just been approved by the association.

Driving Directions: From Airport Pulling and Davis Blvd head East on Davis Blvd, turn right on Winterpark Ave, left on Northwinds and right on Arctic Circle. 3666 unit 115 is at the end of Arctic Circle.

Legal Description: NAPLES WINTERPARK I A CONDOMINIUM UNIT 115

Features

Location: Western exposure
Condo: End unit
Community: Community clubhouse(s), Picnic area(s), Community swimming pool(s), Community tennis court(s), Biking/fitness trail
Parking: Assigned parking, Guest parking
Construction: Concrete block\stucco, Stucco exterior
Roof: Shingle roof
Exterior: Storage/out-building(s)
Heating/Cooling: Central air conditioning, Central heat
Interior: Breakfast bar, Ceiling fan(s), Walk-in closet(s), Window treatments, Secondary bedrooms split from master bedroom
Flooring: Carpet, Tile flooring
Rooms: Formal dining room
Laundry: Indoor laundry room
Utilities: Public sewer services, Public water supply, TV cable available
Inclusions: Furnished, Self-cleaning oven, Microwave oven, Disposal, Dishwasher, Refrigerator, Clothes washer, Clothes dryer, Range and Oven

Property Information

Lot:	115	Zoning:	Elem School:	SHADOWLAWN ELEMENTARY SCHOOL
Block:	I	APN:	Middle School:	EAST NAPLES MIDDLE SCHOOL
Unit:	0	Lot Dimensions:	High School:	NAPLES HIGH SCHOOL

Financial Information

HOA Fee:	Maintenance Fee: \$900	Terms:	Buyer Finance/Cash
HOA Freq:	Maintenance Freq: Quarterly	Possession:	At Closing
Taxes: \$1,446	Tax Year: 2020	Homestead:	

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Property 5 Information Continued

Additional Images



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Property 6 Information

3616 Arctic CIR #510, NAPLES, FL 34112



Price: \$185,000

Status: Pending

Type: Condo/Town Home

Beds: 2

Full Baths: 2

Half Baths: 0

Year Built: 1985

Living Sq Ft: 1,246

Virtual Tour:

MLS Listing ID: 221025819

MLS Association: Naples Area

MLS Area: NA18 - N/O Rattlesnake Hammock

City: Naples

County: Collier

Community: WINTERPARK

Acres:

Lot Sqft:

Property Description

Public Remarks: Affordable Resort-style living in Naples! Beautifully decorated turnkey condo with split floorplan. Boasting new stainless steel appliances, granite countertops, new plantation shutters and hard flooring throughout. New furniture in living, dining, master and guest bedroom. Used less than a year. Great community resort style pool, tennis and pickleball. Great breeze on the 2nd floor, light, bright and peaceful. Close to everything; 5th Ave shops and dining, Naples Pier and beaches. This one won't last!

Driving Directions: on Davis blvd, entrance closest to Airport Pulling.

Legal Description: NAPLES WINTERPARK I A CONDOMINIUM UNIT 510

Features

Location: Southern exposure
Community: Community clubhouse(s), Picnic area(s), Community swimming pool(s), Community spa(s), Community tennis court(s), Biking/fitness trail
Lot: Zero lot line
Parking: Assigned parking, Guest parking
Construction: Concrete block/stucco, Stucco exterior
Roof: Shingle roof
Exterior: Balcony
Heating/Cooling: Central air conditioning, Central heat
Interior: Breakfast bar, Pantry, Ceiling fan(s), Walk-in closet(s), Secondary bedrooms split from master bedroom, Cathedral ceilings, Built-in bookcase(s)/shelve(s)
Flooring: Tile flooring
Rooms: Living/dining room combination, Great room, Eat in kitchen
Laundry: Indoor laundry room
Utilities: Public sewer services, Public water supply, TV cable available
Inclusions: Furnished, Microwave oven, Cooktop range, Disposal, Dishwasher, Clothes washer, Clothes dryer
Financial: Home owners fee

Property Information

Lot:	510	Zoning:		Elem School:	SHADOWLAWN ELEMENTARY SCHOOL
Block:	I	APN:	63552800009	Middle School:	EAST NAPLES MIDDLE SCHOOL
Unit:	510	Lot Dimensions:	0x0x0x0	High School:	NAPLES HIGH SCHOOL

Financial Information

HOA Fee:		Maintenance Fee:		Terms:	
HOA Freq:		Maintenance Freq:		Possession:	At Closing
Taxes:	\$1,502	Tax Year:	2020	Homestead:	

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Property 6 Information Continued

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Property 7 Information



3607 Arctic CIR #404, NAPLES, FL 34112

Price:	\$185,000	MLS Listing ID:	221022631
Status:	Pending	MLS Association:	Naples Area
Type:	Condo/Town Home	MLS Area:	NA18 - N/O Rattlesnake Hammock
Beds:	2	City:	Naples
Full Baths:	2	County:	Collier
Half Baths:	0	Community:	WINTERPARK
Year Built:	1985	Acres:	
Living Sq Ft:	1,246	Lot Sqft:	
Virtual Tour:			

Property Description

Legal Description: NAPLES WINTERPARK I A CONDOMINIUM UNIT 404

Features

Location:	Northern exposure
Community:	Community clubhouse(s), Community park(s), Community swimming pool(s), Community tennis court(s)
Parking:	Assigned parking, Guest parking
Construction:	Concrete block\stucco, Stucco exterior
Roof:	Shingle roof
Energy:	Storm windows
Heating/Cooling:	Central air conditioning, Central heat
Interior:	Secondary bedrooms split from master bedroom
Rooms:	Living/dining room combination, Eat in kitchen
Utilities:	Public sewer services, Public water supply, TV cable available
Inclusions:	Furnished, Microwave oven, Cooktop range, Dishwasher, Clothes washer, Clothes dryer, Range and Oven
Financial:	Contingent

Property Information

Lot:	404	Zoning:		Elem School:	SHADOWLAWN ELEMENTARY SCHOOL
Block:	I	APN:	63551920003	Middle School:	EAST NAPLES MIDDLE SCHOOL
Unit:	0	Lot Dimensions:	0x0x0x0	High School:	NAPLES HIGH SCHOOL

Financial Information

HOA Fee:		Maintenance Fee:	\$930	Terms:	Buyer Finance/Cash
HOA Freq:		Maintenance Freq:	Quarterly	Possession:	At Closing
Taxes:	\$1,502	Tax Year:	2020	Homestead:	

Additional Images



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Property 7 Information Continued

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Property 8 Information



3624 Arctic CIR #506, NAPLES, FL 34112

Price:	\$178,000	MLS Listing ID:	220074144
Status:	Sold (01/25/2021)	MLS Association:	Naples Area
Type:	Condo\Town Home	MLS Area:	NA18 - N/O Rattlesnake Hammock
Beds:	2	City:	Naples
Full Baths:	2	County:	Collier
Half Baths:	0	Community:	WINTERPARK
Year Built:	1985	Acres:	
Living Sq Ft:	1,246	Lot Sqft:	
Virtual Tour:			

Property Description

Public Remarks: This well maintained , Spacious 2BR/2Bath Unit is being sold Turnkey. It is well appointed and well stocked. Newly updated kitchen with granite countertops and new stainless steel appliances. Newer A/C unit & hot water heater. New Roof. Beautiful tile floor. Spacious laundry room with full size washer & dryer in unit with plenty of room for storage. Located on a very nice quiet street. Relax by the Resort Style Heated Pool and Clubhouse or enjoy the tennis courts, pickle ball and bocce courts. Great location close to Naples Beach , Tin City, 5th Ave where you can enjoy shopping & dining.

Driving Directions: Located Off Davis Blvd and East of Airport pulling road

Legal Description: NAPLES WINTERPARK I A CONDOMINIUM UNIT 506

Features

Location: Southern exposure
Community: Community clubhouse(s), Picnic area(s), Community swimming pool(s), Community tennis court(s), Biking/fitness trail
Stories: Two story
Recreation: Tennis court
Parking: Assigned parking, Guest parking
Construction: Concrete block\stucco, Stucco exterior
Roof: Shingle roof
Heating/Cooling: Central air conditioning, Central heat
Interior: Breakfast bar, Ceiling fan(s), Walk-in closet(s), Built-in bookcase(s)/shelve(s)
Flooring: Carpet, Tile flooring
Win/Doors: Jalousie windows
Rooms: Living/dining room combination, Sun room, Eat in kitchen
Laundry: Indoor laundry room
Utilities: Public sewer services, Public water supply, TV cable available
Inclusions: Furnished, Self-cleaning oven, Microwave oven, Cooktop range, Disposal, Dishwasher, Refrigerator, Clothes washer, Clothes dryer
Financial: Home owners fee

Property Information

Lot:	506	Zoning:		Elem School:	SHADOWLAWN ELEMENTARY SCHOOL
Block:	I	APN:	63552640007	Middle School:	EAST NAPLES MIDDLE SCHOOL
Unit:	506	Lot Dimensions:		High School:	NAPLES HIGH SCHOOL

Financial Information

HOA Fee:		Maintenance Fee:	\$900	Terms:	Buyer Finance/Cash
HOA Freq:		Maintenance Freq:	Quarterly	Possession:	At Closing
Taxes:	\$1,480	Tax Year:	2019	Homestead:	

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Customer Detail Report + Large Photos

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Property 8 Information Continued

Additional Images



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Property 9 Information



3811 Snowflake LN #1106, NAPLES, FL 34112

Price:	\$349,900	MLS Listing ID:	221021434
Status:	Active	MLS Association:	Naples Area
Type:	Condo\Town Home	MLS Area:	NA18 - N/O Rattlesnake Hammock
Beds:	2	City:	Naples
Full Baths:	2	County:	Collier
Half Baths:	0	Community:	WINTERPARK
Year Built:	1985	Acres:	
Living Sq Ft:	1,246	Lot Sqft:	
Virtual Tour:			

Property Description

Public Remarks: Location is important Winterpark offers this and more. A short distance to Naples Down Town 5th Avenue, Great Restaurants, Great Shopping, and Naples White Sand Beaches. Amenities important? Large Resort Style Pool, Club House, Tennis and Bocce Ball Courts Second floor condo has the perfect view of the Resort Style Pool. Vaulted ceilings give the feeling of space, a real plus. This Condo is Turn Key Furnished and remodeled! Ready for you to enjoy the perfect Naples weather.

Driving Directions: Turn right of Davis Blvd, drive straight past the tennis courts and the unit is on the right. No gate.

Legal Description: NAPLES WINTERPARK II A CONDOMINIUM UNIT 1106

Features

Water Features: Swimming pool view
Location: Western exposure
Community: Community clubhouse(s), Community swimming pool(s), Putting green, Community tennis court(s)
Stories: Two story
Recreation: Tennis court
Lot: Zero lot line
Parking: Assigned parking, Detached parking, Guest parking
Construction: Concrete block\stucco, Stucco exterior
Roof: Shingle roof
Heating/Cooling: Central air conditioning, Central heat
Interior: Vaulted ceilings, Built-in bookcase(s)/shelve(s)
Flooring: Tile flooring
Laundry: Indoor laundry room
Utilities: Public sewer services, Public water supply, TV cable available
Inclusions: Partially furnished, Microwave oven, Cooktop range, Disposal, Dishwasher, Refrigerator, Clothes washer, Clothes dryer

Property Information

Lot:	1106	Zoning:		Elem School:	SHADOWLAWN ELEMENTARY SCHOOL
Block:		APN:	63600240003	Middle School:	EAST NAPLES MIDDLE SCHOOL
Unit:	0	Lot Dimensions:	0x0x0x0	High School:	NAPLES HIGH SCHOOL

Financial Information

HOA Fee:	\$825	Maintenance Fee:		Terms:	Buyer Finance/Cash
HOA Freq:	Quarterly	Maintenance Freq:		Possession:	At Closing
Taxes:	\$376	Tax Year:	2020	Homestead:	

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Property 9 Information Continued

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