

## Boat Dock REALTOR Report



**General Information** ML# 224019347  
**List Price:** \$225,000  
**MLS#:** 224019347  
**Address:** 13115 VANDERBILT DR  
 NAPLES, FL 34110  
**GEO Area:** NA01 - N/O 111th Ave Bonita Beach  
**County:** Collier  
**Property ID:** 11  
**Legal Unit:** 11  
**Lot:**  
**Virtual Tour URL:** <https://click.pstmrk.it/3s/listings.boutiqueimagery.com%2Fsites%2Fyzpawmb%2Funbr14dc-4f02-b0ba-6992af216bbf/7/yDPOjIZkMe>  
**Legal Desc:**  
**Listing Broker:** [Premier Sotheby's Int'l Realty](#)

**Status:** Active (03/01/24)  
**Property Class:** Boat Dock  
**Trans Type:** Sale  
**DOM:** 31  
**CDOM:** 31  
**Sec/Town/Rng:** //  
**Block/Bldg:**

**Detailed Property Information**

**Property Information:** Ideal North Naples location with easy access to the Gulf of Mexico. No bridges! Island Marina is within the gated community of Marina Bay Club and offers electric, water and access to a private clubhouse. ML# 224019347

**Ownership:** Equity Marina with Right to Use Slip  
**Year Built:** 2000  
**Slip Number:** 11  
**Slip Type:** Wet  
**Construction:** Floating Concrete  
**Slip Covered:** No  
**Lift Type:** Allowed  
**Waterfront YN:** Yes  
**Gulf Access YN:** Yes  
**Mean Low Tide:**  
**Amenities:** Electric Available, Flushout Service Available, Parking, Restrooms, Water Available

**Marina Name:** Island Marina  
**Slips in Marina:** 80  
**Assigned Parking Spaces:**  
**Live Aboard YN:** No  
**Boat Dock Use:** Non-Commercial  
**Commercial Charter:** No  
**Lift Capacity:**  
**Waterfront Desc:** Intersecting Canal, Navigable  
**Gulf Access Type:** No Bridge(s)/Water Direct  
**Approx. Miles to Gulf:** 0.60

**Dry Slip Height:**  
**Dry Slip Length:**  
**Dry Slip Width:**  
**Max Draft:** 4  
**Maximum Beam:** 11  
**Max Depth MLT:** 5  
**Max Length Overall:** 34  
**Approx. Min to Gulf:** 5

**Financial/Transaction Information**

**Total Tax Bill:**  
**Tax Year:**  
**Tax Desc:** County Only  
**Tax District Type:** Not Applicable

**Subject to FIRPTA:** No  
**Subject to Lease:** No  
**Lease Description:**  
**Lease Expiration Date:**

**Ownership Interest:** Listing Agent has No Interest

**Possession:** At Closing  
**Approval:** Application Fee  
**Special Info:** Special Assessment  
**Terms:** Buyer Finance/Cash

**Land Lease:** Yes  
**Years Remaining on Lease:** 2  
**FL Land Lease Transfer Tax:** 6.4%

**Community Fee:** \$1,846 Quarterly  
**Special Assessment Fee (\$):**  
**Other Fee:** \$0

**Office Information**

**Office Code:** PREM06  
**Office Name:** [Premier Sotheby's Int'l Realty](#)  
**Office Address:** 4001 Tamiami Trail N Ste 102  
 Naples FL, 34103  
**Office Ph:** 239-659-0099  
**Office Fax:**  
**Board:** Naples

**Agent ID:** 602877  
**Agent Name:** [Kimberley Rose, PA](#)  
**Agent Phone:** 239-404-7203  
**Agent Fax:** 239-430-5267  
**Agent Email:** [kim.rose@premiersir.com](mailto:kim.rose@premiersir.com)  
**Attribution Contact:**

**Settlement Agent Information**

**Name:**  
**Address:**

**Phone:**  
**Email:**

**Listing Information**

**Owner Name:** Bradley C Panos  
**Bonus Amount:**  
**Bonus Amount Desc:**  
**Auction:** No  
**Foreclosed (REO):** No  
**Potential Short Sale:** No  
**Short Sale Comp:**  
**Single Agent Comp:** 3%  
**Trans Broker Comp:** 3%  
**Non-Rep Comp:** 3%  
**Joint Agency:** No  
**Listing Date:** 03/01/24  
**Date Expiration:**  
**Source Of Measurements:**

**Appointment Req.:** Yes  
**Appointment Phone:** 239-404-7203

**Variable Rate Comm.:** No  
**Target Marketing:** Yes  
**Listing on Internet:** Yes  
**Address on Internet:** Yes  
**Blogging:** No  
**AVM:** No

**Contract Closing Date:**

**Internet Sites:** Broker Reciprocity, Homes.com, ListHub, NaplesArea.com, Realtor.com  
**Showing Inst.:** Call Listing Agent  
**Listing Type:** Exclusive Right to Sell with Exclusions  
**Is there a sign on the property with Seller contact information:** No  
**Contact Seller for showing:** No  
**Listing Broker available on contract presentation and negotiations:** Yes  
**Listing Broker will perform post contract services:** Yes  
**Limited Service Listing:** No

**Confidential Information**

Special Assessment of \$60,000 for new docks construction. Payable in three \$20k installments. Expected time frame for new docks is 5/2025-12/2025. There is a lift, however, cradle was damaged during Hurricane Ian. ML# 224019347