


$92,500

RESIDENTIAL

# 458 Vanda Sanctuary

458 Vanda Sanctuary, Naples, Florida, 34114, United States

## Property Details

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| Type | **Residential** |
| MLS # | **226030821** |
| View | **Trees Woods** |
| Lot size | **0.06 acres** |
| Neighborhood | **NA38 - South of US41 East of 951** |
| Subdivision | **IMPERIAL WILDERNESS** |

## Description

This is an outstanding opportunity to own a lot that includes an extremely well-maintained 1Br/1Ba trailer with a finished addition! Thank you for viewing 458 Vanda Sanctuary in the Imperial Wilderness Condominium Association. IWCA is a very active, gated, 55+ community in Naples, FL where you own the land. This community was never flooded! The property is scenic and the 1Br/1Ba living area is wonderfully clean and bright. The tasteful color pallets and updated laminate flooring in the unit section truly make you feel relaxed and at home. There is a cozy sitting area adjacent to the eat-in kitchen. Both areas offer plenty of natural light. The bedroom features a queen-size bed, storage, and dresser. The bathroom contains an updated (17-inch, height) toilet. In the lower level (addition area), you will appreciate a living room, additional dining space, and an area for guests to sleep. That space boasts a queen-bed and dresser. From this site, French doors exit to the side of the home. At the rear of the lower level, there is a large storage room with interior door access. On top of these features, IWCA has an exceptionally convenient location – approximately 2 miles to shopping and restaurants, 8 miles to Marco Island beaches, and 10 miles to Naples beaches. The HOA fee of $898. per quarter is very reasonable and covers many of your needs: water, lawn care, basic cable, trash/recycling, and community amenities. Community amenities include the following: 2 pools with spas, bocce, pickleball, pétanque, tennis, shuffleboard, billiards, ping pong, a library, clubhouse, nature trail, and an extremely active social events calendar. Additionally, for a fee, there is a laundry facility and a storage area (waitlist). Finally, this subdivision boasts 2 dog parks and a dog walk (1 pet 40lb. max.).