
$275,000
CONDOMINIUM
12940 Positano CIR 304
12940 Positano Circle, Naples, Florida, 34105, United States
SWFLAMLS

Property Details

Type	**Condominium**
MLS #	**226020729**
Bedrooms	**2**
Building size	**1152 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**3**
Exterior	**Block**
Interior	**Carpet**

Description

Unit #304 beckons you to become its next owner. Centrally located, resort-style living in Naples, in the highly desirable, secure gated community of Positano Place, located just south of Pine Ridge Road on Livingston Road. Enter the community and find your way to this pristine, move-in ready, third floor, Tuscany model condo, accessible by elevator or stairs, which comes with the promise of new, paid-for by the HOA, Impact Windows, to be installed nearer to the end of February, 2027! New Blower installed to A/C 8/20/26. Detached storage unit #652, in Building 12965, measures 48.8 sq ft with 8 ft. 9 inch ceiling height. This home offers approximately 1,067 sq. ft. of spacious, natural light-filled, air conditioned space, featuring an immaculate interior that boasts a galley kitchen with stainless steel appliances, an in-house full size "tower" washer & dryer, pantry, dining area, living room, and two well proportioned bedrooms, with windows, situated on opposite sides of the central living space, providing convenience and privacy, especially when entertaining or hosting overnight guests. In the same space, located to the side in a small alcove sits a nook that can easily function as a desk or office area. The two bedrooms both offer walk-in closets and full ensuite baths. A screened lanai, off the living room, beckons you outside to enjoy the serene lake view with a fountain and the surrounding preserve areas. Appealing community amenities including a 6,800 sq. ft. club house with a community room, huge resort style pool, spa/hot tub, state-of-the-art fitness center, billiards room,

game/media room, bocce court, business center, cabana, park area, and electric vehicle charging stations, entice and invite you to consider making this condo "your new home". Naples offers many fine beaches, premier shopping, an amazing selection of casual, unique and fine dining experiences, and world-class golfing, boating, and tennis opportunities, along with quick and easy access to I75, local airports, top-notch medical care, and the convenience of having a church nearby to tend to your personal and family needs. This home offers you the best in location, convenience, lifestyle and value.
