

JUST LISTED

17940 Bonita National Blvd #1416

End Unit! GOLF MEMBERSHIP INCLUDED!



CRIMALDI & ASSOCIATES

YOUR BONITA NATIONAL EXPERT

NEW CONSTRUCTION | RESALES | LUXURY RENTALS

239.821.9472

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ARABELLA END UNIT

TURNKEY FURNISHED! MOVE IN READY!

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MOVE IN READY!

Why pay rent?!? Enjoy the convenience of buying furnished and start enjoying your new home THIS season!

WOW! Here's your chance!

Move in ready - just bring your golf clubs! Why wait for new construction when you can move in immediately?!? This rarely available Arabella end unit offers tons of sunlight and designer furnishings. This 2 bedroom plus den, 2 bath home offers both front and rear screened in lanais as well as a single car garage! The spacious master suite offers stunning views, his and hers closets, separate tub & shower, and more!



INCREDIBLE VIEWS! You'll love watching the golfers putting on the 6th green from your screened in back lanai! This home offers one of Bonita National's BEST views featuring lake, golf, bridge, and true preserve views. You'll never be looking at homes in your backyard!

BEST LOCATION! Located next to the community satellite amenities, you'll enjoy a pool and BBQ grills just a few steps away!

GORGEOUS UPGRADES!

You'll love the gorgeous wood cabinets, granite counters, stainless steel appliances, crown molding, tile throughout the living areas and more!

AMAZING AMENITIES!

Bonita National is SWFL's hottest new community featuring an 18 hole championship golf course, aqua driving range, putting green, INCREDIBLE resort style pool with waterfall and lap lanes, fitness and aerobics rooms, full service spa, pool cafe featuring full menu and full bar, 8 lit har tru tennis courts, beach shuttle & more! Soon to break ground, the 30,000 SF clubhouse will offer fine and casual dining, bar, mens and ladies locker rooms with card rooms, golf pro shop & more!



All of this and **GOLF MEMBERSHIP IS INCLUDED!!!**

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THE ARABELLA End Unit Veranda

2 Bedrooms | Den | 2 Baths | 1 Car Garage

1,569 SF Living
178 SF Entry
139 SF Lanai

1,886 SF TOTAL

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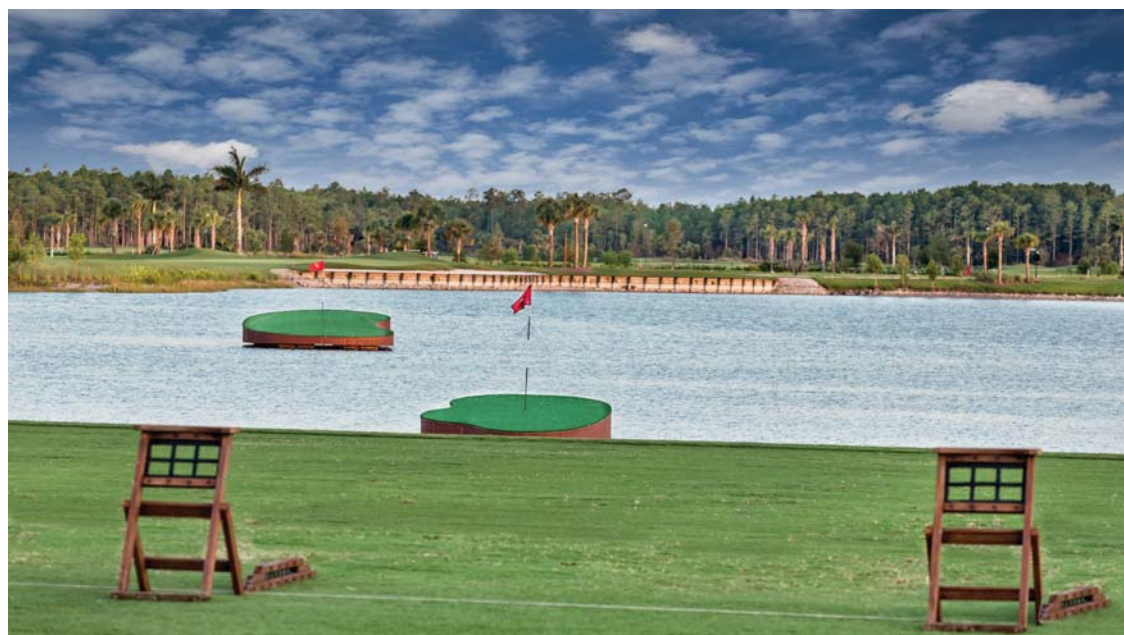
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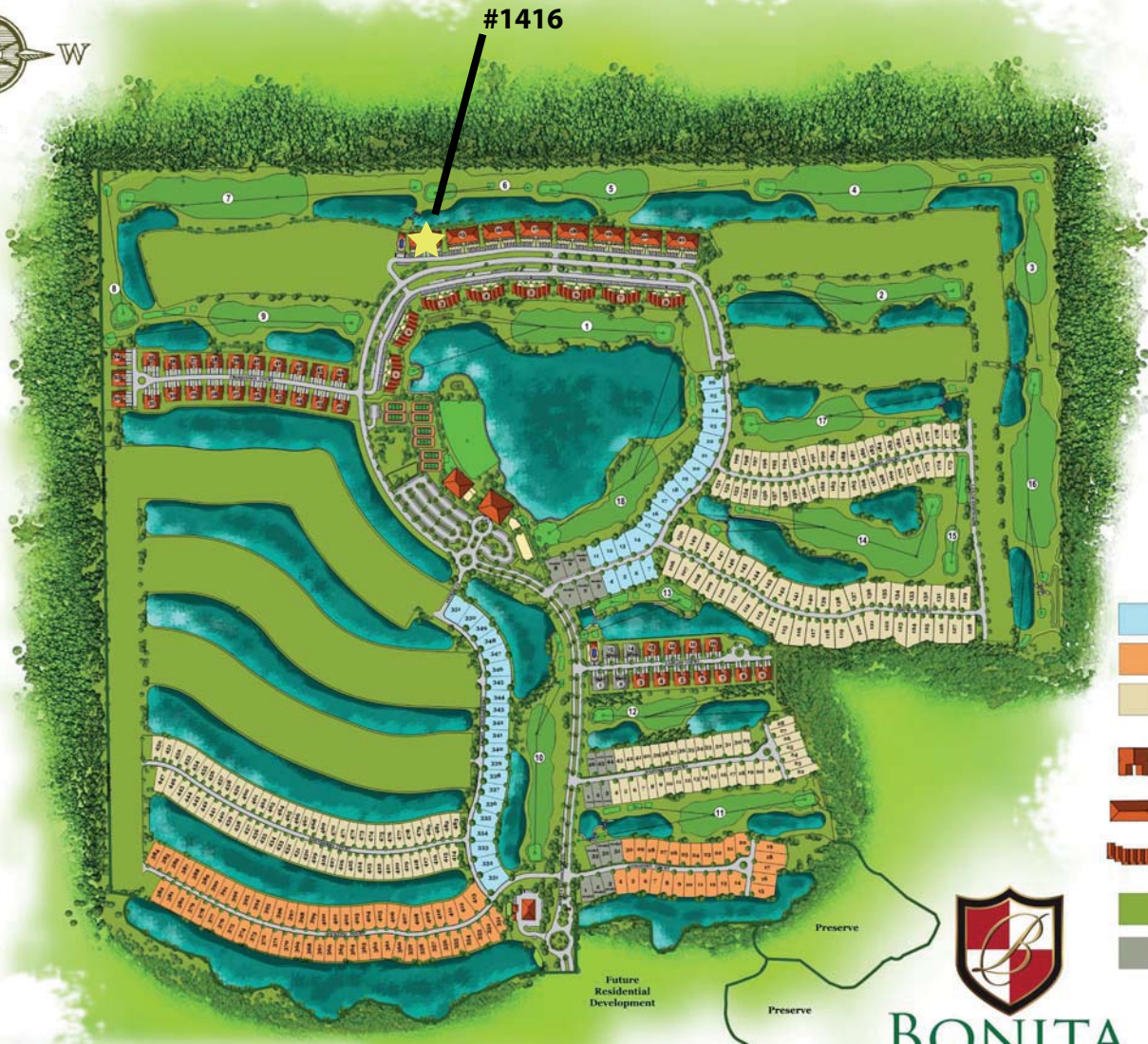
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LENNAR



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ANNUAL HOA

BONITA NATIONAL HOA \$1,795.00

Master association fees - guard, amenities, etc.

VERANDA I AT BONITA NATIONAL CONDO ASSOCIATION \$3,236.13

Paid \$809.03 quarterly. Includes lawn, building reserves, building insurance (exterior), water/sewer, etc. See condo docs for full details.

CABLE TV & INTERNET \$864.85

BONITA NATIONAL GOLF CLUB ASSESSMENT* \$1,575.00

** As a golf member, you only pay \$21 per person to play - year round!*

TOTAL \$7,470.98

CDD

\$1,062.56 annual debt service plus \$78.03 maintenance - collected on your annual tax bill



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Ask Me About My **TRADEUP** PROGRAM

As a Southwest Florida native, I began my love of golf at age 7 selling golf balls I found in the lakes of my community course. I was fortunate enough to grow up playing many of the area courses you may have already enjoyed.

As a former V.P. of Sales and V.P. of Construction for Lennar, my extensive knowledge of Lennar's sales and construction serves my clients well - both when buying new construction and when dealing with resales and rentals.

In 2004, I chose to leave the corporate world and began my career in general real estate where I have specialized in golf course properties, investment properties, apartment communities, and luxury rentals. My experience in the market both during the boom and the down turn has enabled me to assist buyers and sellers in all phases of home ownership.

My passion for golf and mind for business make me your best choice for real estate. I invite you to contact me to further discuss how I can help you buy, sell, or lease your Florida real estate. Give me a call or text today!

239.821.9472 | Joe@JoeCrimaldi.com

JOECRIMALDI
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