

**Region:** Marco Island **Bedrooms:** 3 **Sleeps:** 6 **Bathrooms:** 3

---

Welcome to Marco Island 15 - a sophisticated new luxury waterfront vacation home located off Bald Eagle Bay, touting desirable southwest sun exposure. This villa comes complete with a large electrically heated pool and stone hot spa with waterfall, three bedrooms, three full bathrooms (one shared with pool and lanai), and ample seating & dining accommodations across sprawling hardwood and artisan porcelain floors! Every bedroom features new beds and premium linens - the romantic master bedroom comes dressed with an illuminated double tray ceiling, large master shower with body sprays, a Roman soaking bath, and powder station. Custom architecture under 14 foot ceilings fall second to none. Grill and entertain in the subtropics poolside while enjoying HDTV and full house and lanai surround sound system.

Encompassed with a fenced and private garden, slip into the hot spa with someone special and a glass of merlot and take in the spectacular island sunsets.

Location, location, location, this villa is within easy walking distance of the shops, marina, and restaurants at The Esplanade along with the shops, boutiques, and restaurants at the Marco Town Centre Mall.

#### HIGHLIGHTS OF THIS VILLA INCLUDE:

Former Flagship Model Home Built in 2004

Southwest Sun Exposure!

Situated off Bald Eagle Bay with Gulf Access

Generous Floor Plan with Complimenting Architecture that includes Tall Ceilings, 8' Solid Woodcore Doors, Crown, Arches and Columns

30 x 14 Electrically Heated Pool with 6 x 8 Toddler Splash Pad

Stone Hot Spa

Expanded Lanai Running 61 Feet Long and 40 Feet Wide

Large Private Fenced Back Lawn with Tropical Garden Foliage

Three Bedrooms, Including Two with Pool Access



Three Full Bathrooms

Luxurious Master Bath includes Dual Sinks, Large Tiled Shower with Body Sprays, and Large Roman Soaking Tub

Full Home and Pool Surround Sound Audio System

HDTV and WIFI Mandatory on all Vacation Villas

**IN THE KITCHEN:**

New Custom Cabinetry with Corian Countertops, Undercabinet Lighting, Tile Backsplash

Breakfast Bar with Seating for 2

Cafe Table Seating for 2-4

[See Dining Room & Lanai for More Seating]

Tiled Floors

Water & Pool View

Walk In Pantry Closet

iHome Audio Dock

Bamboo Ceiling Fan; Surround Sound Audio

Stainless Oversized Sink with Food Disposal, Gooseneck Faucet

GE Profile Stainless Fridge with Ice Maker, Filtered Water

GE Profile Stainless Microwave with Lighted Hood Vent

GE Profile Stainless Glass Top Range & Oven

GE Profile Stainless Dishwasher

GE Stainless Coffee Maker

Keurig Coffee Brewer

Cookbooks

Cutlery

Cutting Boards



4 Slice Stainless Toaster

Stainless Electric Tea Kettle

Teapot

Teacups & Saucers

Glasses, Tumblers, Coffee Cups Service for 8

Ceramic Dinnerware & Bowls Service for 8

Silverware Service for 8

Acrylic Glasses & Dinnerware for the Pool Area

Kitchen Linens & Hot Pads

Placemats

Blender, Drink Mixers

Juicer

Pitcher

Ice Bucket

Wine Glasses

Wine Opener

Can Opener

Serving Platters

Party Trays

Serving Bowls

Mixing Bowls

Measuring Cups & Spoons

Ice Cream Scoop

Whip, Spatula, Ladle, Tong

Potato Masher



Rolling Pin

Garlic Press

Grater

Spices

Mixer

Peeler

Bakeware

Corningware

Tupperware

Full Compliment of Pots / Pans

Skillets

Lobster Pot

Lobster Forks, Picks & Crackers

Crock Pot Slow Cooker

Baking Sheets

Strainer / Collander

Pizza Pan & Cutter

Broilers

Skewers

Grilling Tools

**IN THE DINING ROOM:**

Arched Entry with Columns

Distinguished Florida Table Seating for 6

Island Dining Buffet with Lamps

Surround Sound Audio

Dramatic Mirror

Hardwood Floors

**FAMILY ROOM ONE (GREAT ROOM):**

High Ceilings with Bamboo Fan, Plantation Shutters

Tiled Floors with Large Area Rug

Park Place Sofa & Oversized Chair w Ottoman Seats 4-5

Tropical End Tables & Reading Lamps

Wall to Wall Custom Built In with 55" HDTV Powered by Xfinity,  
Harmony Remote

Samsung Smart TV with Dolby Surround

BluRay Player

BluRay / DVD Library

Nintendo Wii with Gaming Library

Books, Family Games

Water and Pool View

Digital Home Thermostat

Surround Sound Audio

Glass Sliders to the Pool Area

**FAMILY ROOM TWO:**

Tall Ceilings with Bamboo Fan

Tiled Floors with Large Area Rug

Tommy Bahama Cushioned Sofa with Two Reading Chairs

American Drew End Tables, Reading Lamps

Key West Buffet w Accessories

Surround Sound Audio

Large Glass Sliders to the Pool Area

Pool and Water View

**IN THE MASTER BEDROOM:**

Private Entryway with French Doors

Key West King Pillowtop Master Bed with Premium Linens

Illuminated Double Tray Ceiling with Fan

West Indies Furnishings

Plush Carpet; Bamboo Blinds

Dresser & Dressing Mirror

Leather Reading Chair with Ottoman

Twin Nightstands with Lamps, iHome Alarm Clock w Dock

West Indies Armoire with 37" HDTV Powered by Xfinity, BluRay  
3D Player

Xfinity Cable Modem with Wireless Internet Broadcast Throughout  
Home

Large Walk In Closet with Hamper & Shoe Rack

Bed Linens, Extra Blankets & Pillows

**IN THE MASTER BATHROOM:**

Private Entry

Stocked Linen Closet

Private Water Closet

Tiled Floors with Inset Deco

Comfort Height His & Her Vanity with Dual Sinks

Undercabinet Lighting

Hair Dryer

Tall Ceiling with Ceiling Fan

Large Seamless Glass Tiled Shower with Dual Heads & 4 Body Sprays

Large Roman Soaking Tub with Candle Urns

Bath Rack

Privacy Glass

**GUEST BEDROOM ONE:**

Coastal Queen Pillowtop Bed with Premium Linens

Twin Nightstands with Lamps, iHome Alarm Clock & Dock

Coastal Media Dresser with 32" HDTV Powered by Xfinity

BluRay 3D Player

Access to Pool & Spa

Surround Sound Audio

Plush Carpet; Ceiling Fan

Bamboo Blinds

Walk In Closet with Hamper

Bed Linens, Extra Blankets & Pillows

Entry to Shared Pool Bath

**BATHROOM TWO (POOL BATH):**

Access to Pool & Spa Commons

Comfort Height Vanity with Sea Shell Sink

Tiled Floors, Tiled Seamless Glass Shower

Hair Dryer

Entry to Guest Bedroom One

**GUEST BEDROOM TWO:**

Key West Queen Pillowtop Bed with Premium Linens

Twin Nightstands with Lamps, iHome Alarm Clock & Dock

Dresser & Dressing Mirror

Palm Frond Ceiling Fan

Plush Carpet

Bamboo Blinds

32" HDTV Powered by Xfinity

Surround Sound Audio

**BATHROOM THREE:**

Comfort Height Vanity with Corian Sink

Tiled Floors, Tiled Tub/Shower Combo

Hair Dryer

Linen Closet Stocked with Numerous Extras and Beach Towels

**LAUNDRY ROOM:**

GE Profile Washer and Dryer

Deep Ceramic Laundry Sink, Tiled Floors

Triple Sorting Hamper with Rack

Iron & Ironing Board

**FOR THE KIDS:**

High Chair

Foldaway Single Bed

Acrylic Cups and Plates for the Pool

Games [see Great Room above]

Toys & Equipment [see Garage below]

**IN THE GARAGE:**

Parking Allowed

2 Adult Beach Bikes

2 Adult Mountain Bikes



2 Young Adult Bikes

1 Tandem Bike

Bike Helmets

Tire Pump

Stroller

Pool Toys & Sand Toys

Tommy Bahama Brand Beach Chairs

Tommy Bahama Beach Cart

Cooler for the Beach

Fishing Rods, Tackle Box

Small Bait Fridge

Pool Net

Table Tennis (Ping Pong)!

Badminton Set

Full Size Fridge for Extra Ice & Beverages!

Surround Sound Audio

**IN THE POOL AREA AND LANAI:**

30 x 14 Electrically Heated Pool with 6 x 8 Toddler Splash Pad

Stone Pool Deck with Stone Hot Spa

Expanded Lanai Running 61 Feet Long and 40 Feet Wide

Large Private Fenced Back Lawn with Tropical Garden Foilage

Landscape Uplighting Sets the Mood!

Outdoor Table Seating for 6

Cafe Table Seating for 2-4

Reading Lamp

Settee Seating for 2

2 Sun Chairs with Ottomans

Vaulted Outdoor Ceiling with Fan

Surround Sound Audio

Screened Lanai

4 Chaise Sun Lounges with Cocktail Tables

Weber Gas BBQ Grill

**ON THE WATER:**

Wonderfully Long View to Bald Eagle Bay - Watch for Dolphins!!

We have a Freshwater Storm Outlet in the Adjacent Seawall - Watch the Manatees Come Into our Waterway after a Refreshing Island Rain!