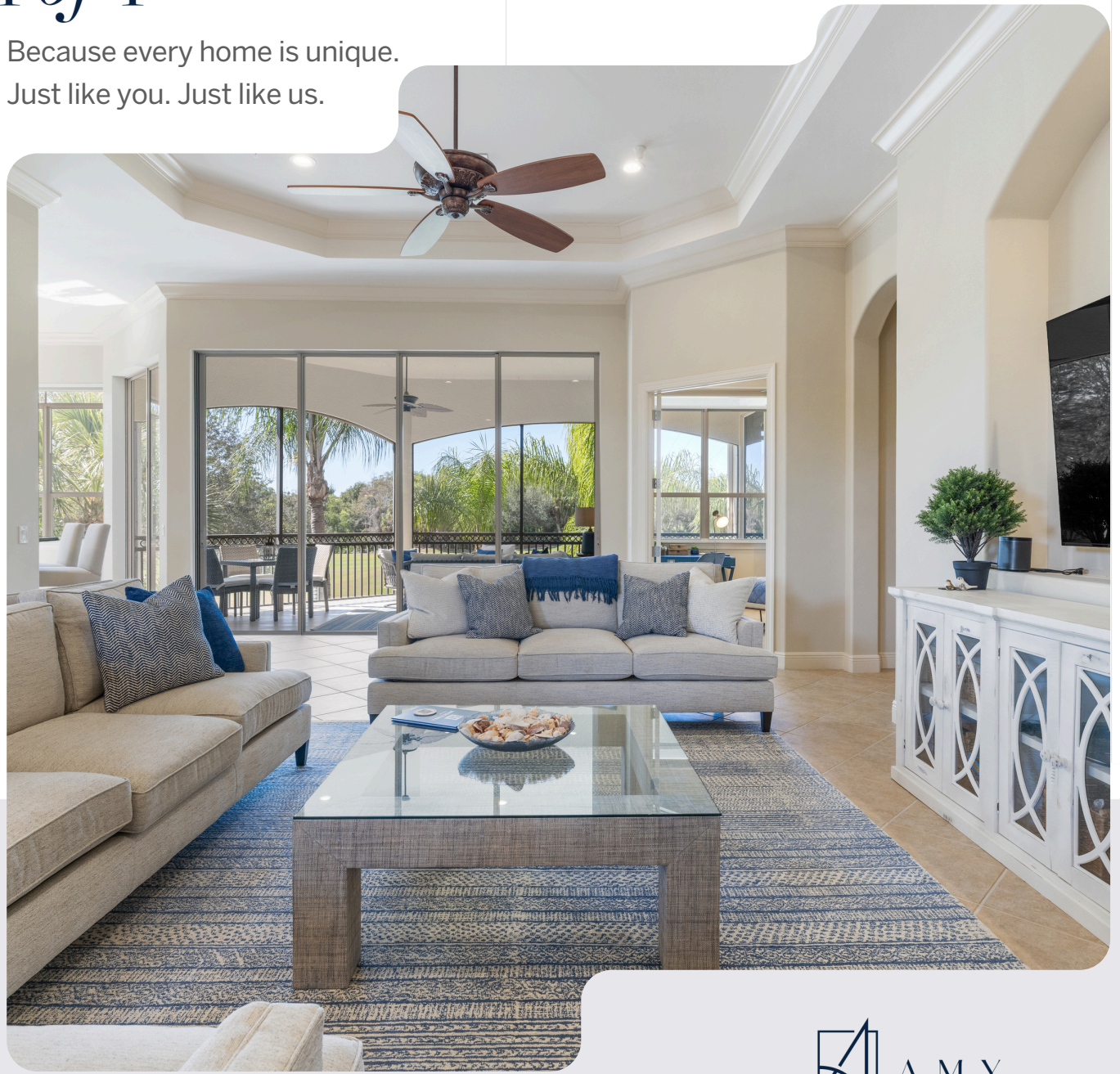


Premier

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1 of 1

Because every home is unique.
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 AMY
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17015 Porta Vecchio Way #201

Designed for Elevated Living

Architectural & Interior *Highlights*

- 2,587 AC Living Area
- Western Exposure
- Golf Course View
- Two-Car Garage
 - Epoxy Floor
- Elevator
- 10ft Sliding Doors
- Flooring
 - Plank Wood-Look Tile Flooring throughout Main Areas
 - Tile in Bathrooms
 - Carpet in Bedrooms
- Foyer
 - Glass French-Doors
- Kitchen
 - Pantry
 - Stone Backsplash
 - Granite Countertops Throughout
- Kitchen Appliances
 - GE Profile 36" Refrigerator & Freezer
 - GE Gas Cooktop (5 Burners)
 - GE Profile Wall Oven
 - GE Profile Microwave
 - Samsung Dishwasher
- Primary Suite
 - Bedroom
 - Large Walk-In-Closet with Custom Closet System
 - 10' Sliders in Master Leading to Lanai
 - Bathroom
 - Frameless Shower Door
 - Dual Vanities
 - Soaking Tub
- Millwork and Details
 - Tray in Great Room and Primary Bedroom Ceiling
 - Crown Molding Throughout
- Mechanicals
 - Rheem Electric 50-Gallon Water Heater (2021)
 - 2 AC Units
 - 3.5 Ton (2023)
 - 2 Ton (2017)
- Additional Features
 - Custom Light Fixtures Throughout
 - GE Washer and Dryer

Recurring Fees

- 2026 Mediterra HOA Fee: \$9,060 Annually (Includes Bulk Cable & Internet)
- 2026 Porta Vecchio Neighborhood Association Fee: \$3,012 Quarterly
- Food & Beverage Minimum: \$1,200 Annually
- Amenity Preservation Fee: \$1,900 Annually
- Club Membership is required. Contact Membership Director for details
- \$2,000 annual special assessment
- One Time Fees
 - All new members are required to pay a \$8,750 special assessment
 - Transfer fee to the Mediterra Community Association is 1% of the purchase price plus \$6,000

It is the responsibility of the buyer's agent and/or their client to verify all fees, potential assessments, measurements, and representations. Agent/broker not responsible for errors.