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BECAUSE EVERY HOME IS UNIQUE.



28560 Calabria Court

RESIDENCE 201
NAPLES, FLORIDA



DESIGNED FOR ELEVATED LIVING

Architectural & Interior *Highlights*

- 2,589 AC Living Area
- Southwest Exposure
- Preserve View
- Elevator
- Two-Car Garage
 - Epoxy Floors
 - Insulated Garage Doors
 - Air-Conditioned Garage (14,000 BTU and Seperate Dehumidifier)
- Impact Glass Windows and Front Door (\$64,492)
 - Excludes Sliders and Windows at Balcony
- 10ft Sliding Doors
- Electric Storm Shutters for Sliders
- Entry Way
 - Glass French Doors
 - Freshly Refinished Staircase Banister
- Flooring
 - Tile Flooring throughout Main Areas
 - Tile in Bathrooms
 - Carpet in Bedrooms
 - LVP in Den and Primary Bedroom/Closet
- Kitchen
 - Instant Hot Water
 - Tile Backsplash
 - Quartz Countertops
 - Single-Basin Stainless Steel Sink
- Kitchen Appliances
 - Samsung Refrigerator & Freezer
 - GE Gas Cooktop
 - 4 Burners
 - GE Wall Oven
 - KitchenAid Dishwasher
 - GE Microwave
- Bar
 - SubZero Wine Refrigerator
 - Refrigerated Drawers
- Primary Suite
 - Bedroom
 - Large Walk-In-Closet
 - 10' Sliders in Master Leading to Lanai
 - Bathroom
 - Frameless Shower Door
 - Dual Vanities
 - Soaking Tub
- Millwork and Details
 - Tray in Foyer, Great room and Primary Bedroom Ceiling
 - Crown Molding Throughout
 - Wainscoting in Kitchen
 - Solid Core Doors
- Mechanicals
 - Rheem Gas 50-Gallon Water Heater (2018)
 - HVAC (2 Units)
 - AC zone cooling/heating for each bedroom
 - UV Light Filtration System
 - Carrier (2019)
 - Lennox (2025)
 - Generac Generator (\$32,350)
 - 27k Liquid Cooled
 - Monitored Security System with Cell Backup
 - Whole-House Ethernet Connections
 - Integrated Speaker System - Lanai, Great Room, Primary Bedroom
 - Individual Volume Control
- Additional Features
 - Wind Mitigation Report Available
 - Fine Arts Light Fixtures (\$23,362)
 - Custom Window Treatments
 - GE Washer and Dryer
 - Surround Sound at Great Room
 - Additional controllable ceiling speakers in Great Room, Master Bedroom and Balcony

Recurring Fees

- 2026 Mediterra HOA Fee: \$9,060 Annually (Includes Bulk Cable & Internet)
- 2026 Calabria Neighborhood Association Fee: \$3,600 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.*