

Premier | Sotheby's
INTERNATIONAL REALTY



Thank you for your interest in this special home. Our Sellers truly love their home and gave us so much information on the space in hopes of passing along their knowledge and love for the property to any interested parties. We have compiled everything that they gave us into the following fact sheet for your convenience.



15655 VILLORESI WAY FEATURES

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- 2002 Build
 - Roof (2018)
 - Whole- House Generator (Carrier Naples Generator)
 - Furnished (with exclusions)
 - Northern Exposure
 - Two-Car Garage
 - Epoxy Floor
 - Impact Windows
 - Impact French Doors
 - Fountain (at Courtyard)
 - Motorized Outdoor Screens on Pool Deck
 - Retractable Screens on French Doors
 - Flooring
 - Tile Flooring Throughout Main Areas
 - Wood Flooring in Master Bedroom
 - Wood Flooring in Front Bedroom
 - Kitchen
 - Full Extension Drawers
 - Stone Backsplash
 - Wine Rack
 - Granite countertops
 - Pot Filler Faucet at Range
 - Kitchen Appliances
 - Sub Zero Refrigerator
 - Viking Professional Range (Gas)
 - 6 Burners
 - Viking Professional Hood Vent
 - Bosch Dishwasher
 - Samsung Microwave
 - Central Vacuum
 - HVAC
 - Tankless Water Heater (Rheen, 2016)
 - Millwork
 - Custom Built-ins in Bedroom 2/Office
 - Wainscoting in Bedroom 2/Office
 - 12" Baseboards
 - Crown Molding Throughout
 - Custom Closet Systems Throughout
 - Primary Suite
 - His/Her Closets with Custom Closet Design
 - Frameless Shower Door
 - Dual Vanities
 - Soaking Tub
 - Outdoor Living and Pool Deck
 - Custom Pool with Stone Backsplash and Fountains
 - Spa
 - Gas Pool Heater
 - Outdoor Kitchen
 - Sink
 - Built-in gas grille (Blaze)
 - Under Counter Refrigerator
 - Additional Features
 - 14' Ceilings
 - Unique gated entry way
 - Arched Stained wood door at entry
 - Custom Mirrors in Bathrooms
 - LG Dryer
 - HE Washing Machine
 - Sonos Sound System
 - Plantation Shutters Throughout
 - Venetian Plaster Walls

Recurring Fees

- 2025 Mediterra HOA Fee: \$9,148 Annually (Includes Bulk Cable & Internet)
- 2025 Villoresi HOA Fee: \$2,020 Quarterly
- Food Minimum: \$1,200 minimum
- Amenity Preservation Fee: \$2,400 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