

# TROON LAKES 9146 TROON LAKES DRIVE

9146 Troon Lakes Drive, Naples, FL, 34109

Price: \$ 530,000

  
NUMBER OF  
BEDS  
**3**

  
NUMBER OF  
BATHROOMS  
**2**

  
IN SQ FT.  
AREA  
**1,561**

  
IN SQ FT.  
LOT  
**6,534**

  
REFERENCE  
NUMBER  
**217007528**

  
PROPERTY AGE  
YEAR BUILT  
**2002**

This is the perfect home for a single person, a couple or a small family. Seller is motivated for a quick sale. This is an Arthur Rutenberg built home, who is a builder well-known for elegance, craftsmanship and lasting value. This home provides the ultra convenient location of Pelican Marsh with excellent amenities and proximity to fine dining and shopping at Mercato. This meticulously maintained home features an all-white color palette and a rear wall of sliders to allow enjoyment of intimate covered and uncovered outdoor entertaining areas overlooking the heated pool. The covered outdoor area is plumbed for an outdoor kitchen. Enjoy a private pool and a screen enclosure with mature landscaping beyond. The home is situated on a quiet cul-de-sac. Pelican Marsh is one of the most desired communities in Naples with luxurious amenities, including an active tennis program, state of the art attended fitness club, community center, bocce courts, and fine dining. Golf Club membership and/or social dining club is optional.

## Amenities

- Homeowner's association
- Swimming pool
- 24 hours security
- Single story
- Courtyard
- Security guard(s)
- Security
- Central air conditioner
- Clubhouse
- Garage
- Fitness center
- Air conditioning
- Gated community
- Ceiling fans
- Golf course
- Outside seating area
- Fully maintained lawns
- Central heating
- Tennis court
- Pets allowed
- Cable tv

## Pamela Maldonado

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Courtesy of McQuaid & Company