

MARZUCCO LUXURY REAL ESTATE

400 5th Avenue South, Unit 305 • Naples, FL 34102

COMPREHENSIVE BUYER INFORMATION PACKAGE

Updated April 2026 • Version 2.3

4727 7th Avenue SW

Naples, Florida 34119

Golden Gate Estates • Collier Woods

5 Bedrooms | 3.5 Bathrooms | 3,547 Sq Ft
2.50 Acres (100% Uplands) | 3-Car Garage | No HOA

OFFERED AT

\$1,299,900

MLS# 226005549

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What's New in This Version

This Version 2.3 of the Buyer Information Package supersedes the Version 2.2 edition issued earlier in April 2026. The material update in this release is the addition of a dedicated Title Matters and Recorded Encumbrances section that surfaces every recorded title exception affecting the property in one place, along with a small refinement to the Property Overview prose to reflect the actual title position. The list price, condition disclosures, permit history, vendor directory, school pathways, and all other content carry forward from Version 2.2 without substantive change.

Material Updates Since Version 2.2

New Section 4: Title Matters and Recorded Encumbrances. A dedicated section has been added that consolidates and discloses every recorded title exception affecting the property. Each exception is presented with its exact recording reference (book and page), a plain-English explanation of what it means, and a contextual note on whether and how it affects use or value of the property. The section is organized into six subsections covering the title overview, the driveway encroachment easement (Instrument 2655187), the oil, gas, and mineral rights reservation (Deed Book 30 Page 86 and Official Record Book 47 Page 139), the road right-of-way along the south boundary, the plat-era perimeter and bisecting utility easements (Official Record Book 104 Page 239), and the Golden Gate Estates Unit 1 restrictive covenants (Official Record Book 97 Page 492 and Official Record Book 105 Page 73).

Section 1 Property Overview prose refined. The phrase characterizing the property as having no deed restrictions beyond Estates zoning has been refined to acknowledge the recorded plat-era covenants while preserving the substance of the no-active-HOA selling point. The General Property Information table in Section 2 continues to show HOA: None because that statement remains literally true.

Cross-references added in Section 14 (Zoning) and Section 16 (Environmental). Both sections discuss the property's potential for future guest house construction, and both now include a brief cross-reference directing the buyer to Section 4 for the title-level constraints that supplement the environmental and zoning analyses.

Section renumbering. The new Title Matters section is inserted at Section 4, and all subsequent sections have been renumbered upward by one. The Table of Contents has been updated accordingly. The total section count moves from twenty-two in Version 2.2 to twenty-three in Version 2.3.

Carried Forward from Version 2.2

The list price of \$1,299,900 remains in effect. The void 2004 fence permit (CDP2004032944) remains officially closed by Collier County Growth Management under Certificate of Completion dated March 27, 2026. The Seller's Disclosure Statement signed March 13, 2026 and the Florida Disclosure of Licensee Interest signed March 13, 2026 remain current. The Home Services and Vendor Directory (now Section 13), the expanded School Assignments and Education Pathways

content (now Section 17), and all condition disclosures carry forward without substantive change. The pool heater status, perimeter fencing status, insurance claim history, and comprehensive verification disclaimer also carry forward unchanged.

Important Notice to Buyers and Cooperating Agents

Verification Disclaimer

This Property Information Package has been prepared using information believed to be reliable, including public records, manufacturer data plates, permit records, independent professional reports, vendor research, and Seller-provided documentation. However, all information should be independently verified by the Buyer and the Buyer's representatives.

A professional home inspection, environmental review, septic and well inspection, four-point insurance inspection, wind mitigation report, and independent verification of all material facts is strongly recommended prior to submitting an offer or finalizing any purchase decision.

School boundaries, zoning regulations, and permitted uses are subject to change. Please verify current information with the appropriate Collier County agencies.

All vendor pricing, cost estimates, repair ranges, system condition ratings, replacement values, remaining-life projections, and annual operating cost projections contained in this document are approximations provided for general informational purposes only. They are not warranties, guarantees, or substitutes for professional inspection or direct vendor quotes. Actual costs and conditions may vary materially. Vendor listings are provided as a convenience only and do not constitute an endorsement or recommendation by Marzucco Luxury Real Estate.

Showing and Access Protocol

This property is offered AS-IS. The home is owner-occupied, a pet is on the premises, and surveillance equipment is in active use on the property. A minimum of 24 hours advance notice is required for all showings, and the listing agent must accompany all showings. Cooperating agents are asked to coordinate directly with the listing broker.

Disclosure of Licensee Interest

In accordance with Florida law and Naples Area Board of REALTORS disclosure requirements, the Seller is disclosed as a Florida real estate licensee (active or inactive) acting as the Seller of the property. This disclosure is formalized on the NABOR Disclosure of Licensee Interest form executed on March 13, 2026 and is provided to all prospective buyers as part of the transaction package. Cooperating agents and buyers should be aware of this disclosure at the outset of any negotiation.

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1. Property Overview

4727 7th Avenue SW is a custom-built single-story concrete-block-and-stucco ranch residence situated on a fully uplands 2.50-acre estate parcel in the Collier Woods section of Golden Gate Estates. Originally constructed in 1999, the home offers four bedrooms plus a den, three and one-half bathrooms, and approximately 3,547 square feet of air-conditioned living area, with a three-car attached garage and a screen-enclosed pool and spa overlooking the rear acreage. The property is served by automated front gates and offers no active homeowners association, no architectural review board, no monthly or annual association dues, and a recently re-roofed 2025 architectural shingle roof system. As is common throughout Golden Gate Estates Unit 1, the parcel remains subject to certain plat-era recorded title exceptions including 1960s-vintage subdivision-wide restrictive covenants, plat-era utility easements, and an oil, gas, and mineral rights reservation that runs with the land. These items are described in full at Section 4 (Title Matters and Recorded Encumbrances) along with the parcel-specific recorded driveway encroachment easement that resolves a longstanding driveway boundary condition.

The combination of full uplands acreage, a brand-new roof, a verified 2021 HVAC condenser, no HOA, and Estates zoning that permits horses, livestock, and a future guest house places this home in an increasingly rare category as developable acreage in Golden Gate Estates continues to be absorbed by new construction and as proximity to the Founders Square corridor, the new Collier Boulevard improvements, and the I-75 interchange continues to drive sustained appreciation in this part of Naples.

2. General Property Information

Address	4727 7th Avenue SW, Naples, FL 34119
Subdivision	Golden Gate Estates Unit 1 — Collier Woods area
Parcel ID	36610110008
MLS Number	226005549
Year Built	1999
Original Builder	G. Gifford Construction
Construction	Concrete Block and Stucco (CBS), single-story
Living Area	3,547 SF (per CCPA)
Total Lot Size	2.50 Acres (108,900 SF) — 100% Uplands
Bedrooms	4 + Den
Bathrooms	3 Full + 1 Half

Garage	3-Car Attached (1,003 SF)
Pool / Spa	Yes — 270 SF pool + 28 SF spa, screen-enclosed
Screen Enclosure	2,516 SF
Zoning	Estates (E) — Collier County
HOA	None
Flood Zone	Zone X (outside Special Flood Hazard Area)
List Price	\$1,299,900

3. Condition Disclosures

In keeping with Florida's duty of disclosure for material facts affecting value (Johnson v. Davis), and in the interest of full transparency to prospective buyers, the following disclosures are provided. The Seller has elected to proactively surface these items rather than wait for buyer due diligence.

Storm Protection

No Impact Glass / No Hurricane Shutters

This property does NOT have impact-resistant windows, impact-resistant doors, or hurricane shutters. The original 1999 construction utilizes single-pane tempered glass.

The 2025 TAMKO Heritage shingle roof is rated to 110 mph standard and 130 mph high-wind application and was installed under current Florida Building Code (FBC 8th Edition 2023 with 2024 supplement).

Buyers should evaluate storm protection upgrades as part of their ownership plans and obtain independent insurance and wind-mitigation quotes prior to closing.

Pool Heater

The AquaCal TropiCal T115 pool heat pump (112,000 BTU, titanium heat exchanger) is currently non-functional. Current information from the Seller's pool service provider (Alligator Pools of Naples) indicates the unit may not require full replacement and that the issue may be repairable through replacement of an internal component, with estimated parts cost in the range of approximately \$500 to \$1,000. This estimate is preliminary and should be independently confirmed by a licensed pool equipment technician of the Buyer's choosing.

The pool circulation pump (Pentair SuperFlo VS variable speed) and all other pool equipment are operational. The pool and spa remain fully usable; only the heating function is affected.

Perimeter Fencing

The 2.50-acre parcel has a perimeter field-fence enclosure with automated front gates. The front entry is operational under a Ghost Controls TDS2 dual-swing automatic gate opener system installed in 2019 under permit PRBD20190100059, and the underlying field-fence-with-gates installation was officially closed by Collier County under Certificate of Completion dated March 27, 2026 (Permit CDP2004032944, see Section 15).

Portions of the perimeter fencing further from the front gates are partially down or have become overgrown with vegetation, vines, and tree growth over time. Buyers intending to use the property for livestock, horses, or contained pets should plan to inspect, clear, and refurbish portions of the

perimeter as part of their post-closing improvement budget. The Seller makes no representation as to the current containment integrity of any specific section of the perimeter fence.

HVAC System Note

The outdoor condenser unit is a Rheem Classic Series RA1660AJ1NB (5-Ton, 16 SEER), manufactured in May 2021 (verified from data plate). The indoor air handler is a Trane XR Series, installed in 2017 under permit PRCN20160934714. Both units are currently operational and properly cooling the residence. R-410A refrigerant remains commercially available for service of existing equipment; new systems manufactured after January 1, 2025 use R-454B.

Insurance Claims — Historical Wind Damage

The Seller has disclosed two prior insurance claims on the property. Both were wind-related and both predate the installation of the current 2025 TAMKO Heritage shingle roof.

The first claim was filed in connection with Hurricane Irma in approximately 2018/2019 for wind damage. The second claim, filed in approximately 2022/2023, related to a roof leak caused by wind damage that drove water into the front venting of the eave of the then-existing original 1999 tile roof. The condition that gave rise to the 2022/2023 claim no longer exists on the property: the original tile roof has since been completely removed and replaced with a brand new TAMKO Heritage architectural shingle system under Permit PRRF20250415578, with the Certificate of Completion issued by Collier County on June 10, 2025. The 2025 re-roof was a full tear-off installed to current Florida Building Code and is rated to 110 mph standard and 130 mph high-wind application.

There are no open claims on the property, no sinkhole claims of any kind, and no history of flood damage during the Seller's ownership. The Seller will execute and provide the NABOR Required Flood Insurance Disclosure form at contract execution, and Buyer is strongly encouraged to obtain independent homeowner's and wind insurance quotes prior to making an offer so that premium exposure can be evaluated in light of the disclosed claim history and the brand-new 2025 roof.

Driveway Concrete Condition

The Seller has disclosed that certain sections of the concrete driveway exhibit some minor uplift and surface cracking in localized areas. This is a common condition in Southwest Florida driveways of this age (installed 1999) and is a cosmetic and surface-maintenance item rather than a structural concern with the residence or garage itself. Buyers should inspect the driveway as part of their standard due diligence and budget accordingly for surface repair, resurfacing, or replacement of affected sections at their discretion.

Security System

A security system is installed at the property. The Seller has disclosed that the system is not currently operational. Buyers interested in activating or replacing the system should factor reactivation, monitoring contracts, or replacement hardware into their post-closing planning.

Polybutylene Piping

The Seller does not have documentation confirming the absence of polybutylene piping and has answered "don't know" to this question on the Seller's Disclosure Statement. Polybutylene piping was sometimes used in Florida residential construction during the relevant era. Buyers are encouraged to have their home inspector specifically verify pipe material during the inspection period.

Property Reports Available from Seller

Survey	Available from Seller
Elevation Certificate	Status unknown — Buyer should request or order independently
Prior Owner's Title Insurance Policy	Not available from Seller
Wind Mitigation Report	Not available from Seller — Buyer should order for insurance quoting
Four-Point Inspection Report	Not available from Seller — Buyer should order for insurance quoting
Wetland Determination (Earth Tech, 1/24/2024)	Available from listing broker
Roof Permit and Certificate of Completion (2025)	Available from listing broker
Fence Permit Certificate of Completion (March 27, 2026)	Available from listing broker

Buyers in Florida commonly obtain a current wind mitigation inspection and a four-point insurance inspection as part of their insurance underwriting process. Given the new 2025 roof, a fresh wind mitigation report is likely to produce favorable insurance pricing and should be ordered as part of the Buyer's standard due diligence scope.

Mold, Sinkhole, Drainage

The Seller has answered "don't know" regarding elevated levels of radon and mold on the Seller's Disclosure Statement (which is the standard answer absent professional testing), and has affirmatively stated that there are no known defective drywall issues, no known sinkhole activity, no known earth movement or expansive soil problems, no known drainage or flooding problems,

and no known water leakage, dampness, or damage within the improvements. The property is in FEMA Flood Zone X (outside the Special Flood Hazard Area).

4. Title Matters and Recorded Encumbrances

This section consolidates in one place every recorded title exception currently known to affect the property, so that prospective Buyers and their attorneys can review all title matters together rather than discover them incrementally during due diligence. The disclosures below were compiled from the historical title commitment issued in connection with the Seller's 1996 acquisition of the property, supplemented by a recorded easement agreement executed in June 2000 and Collier County public records research conducted by the listing broker. A new title commitment will be issued by the Buyer's chosen title insurance company at the time of contract, and the Buyer's title commitment is the definitive and authoritative source for current title status as of the closing date. The disclosures in this section are provided for transparency and buyer education and are not a substitute for that current commitment or for legal review by the Buyer's attorney.

Reading This Section

Each subsection below describes one recorded title exception. For each item the disclosure provides the exact recording reference (book and page number in the Collier County public records), a plain-English explanation of what the exception means, and a contextual note on whether and how the item affects use, value, or future construction potential. The first three items (the driveway easement, the mineral rights reservation, and the road right-of-way) are well-defined items the Seller is aware of with high confidence. The remaining items (the perimeter and bisecting utility easement and the Golden Gate Estates Unit 1 restrictive covenants) are plat-era encumbrances that affect essentially every parcel in Golden Gate Estates Unit 1 and are documented in the original 1996 title commitment. None of the items in this section is novel to this property or unusual for the Golden Gate Estates submarket.

4.1 Title Status Overview

The property is owned of record by Dorothy F. DePalo, who acquired the property in 1996 from Peter F. Fagan and Melanie G. Fagan via warranty deed. Title is held free of any current mortgage encumbrances and free of any open or unsatisfied judgments, liens, or assessments known to the Seller. The Seller will deliver marketable title at closing through a general or special warranty deed, subject only to the recorded title exceptions described in the subsections below and to any matters of record that may be discovered by the Buyer's title insurance company in its current commitment. The historical 1996 title commitment that originally identified these exceptions was issued by T.A. Title Insurance Company through Global Title Company in Naples, and the underlying recorded instruments remain part of the Collier County public record.

4.2 Driveway Encroachment Easement (Recorded June 28, 2000)

The most parcel-specific title exception affecting 4727 7th Avenue SW is a recorded easement that resolves a longstanding driveway boundary condition. When the Seller's residence was

constructed in the mid-1990s, the concrete driveway as built encroached slightly onto the eastern portion of the parcel boundary, as documented by a survey prepared by A. Trigo of A. Trigo and Associates, Inc. dated December 4, 1996 (Land Surveying Business No. 3964, File No. B.96.250.03). On June 12, 2000 the Seller sold the adjacent eastern parcel (the East 160 feet of Tract 2, Golden Gate Estates) to David and Melody Malo, and two days later, on June 14, 2000, the Malos formally granted the Seller a recorded easement over their newly acquired property covering the driveway encroachment. The easement was recorded on June 28, 2000 in the Official Records of Collier County.

Recorded Instrument	2655187
Official Records Book	2691
Page	3200
Recording Date	June 28, 2000 at 9:29 AM
Recording Officer	Dwight E. Brock, Clerk of the Circuit Court, Collier County
Grantor	David Malo and Melody Malo, husband and wife
Grantee	Dorothy F. DePalo
Underlying Survey	A. Trigo and Associates, Inc. (Dec. 4, 1996, File No. B.96.250.03)
Purpose	Recorded easement covering existing concrete driveway encroachment onto the adjoining parcel
Effect	Runs with the land — benefit passes to all future owners of 4727 7th Avenue SW
Status	Fully resolved and recorded for approximately 26 years

The substantive effect of this recorded easement is that the Seller and any future owner of 4727 7th Avenue SW (including the Buyer) holds a permanent, recorded right to maintain the existing driveway in its present location, even though a portion of the concrete crosses onto the adjoining parcel to the east. This is the legally preferred resolution of an encroachment condition: rather than leaving the driveway in a state of unauthorized encroachment, the prior parties documented the accommodation in a recorded instrument that runs with both parcels. The Buyer will inherit the benefit of this easement automatically upon closing. No action is required by the Buyer, and no further documentation needs to be prepared. The recorded easement will appear as a standard exception on the Buyer's title commitment, and the Buyer's title insurer will insure title subject to that exception.

4.3 Oil, Gas, and Mineral Rights Reservation

The property is subject to a recorded reservation of oil, gas, and mineral rights that originated in the early-to-mid twentieth century chain of title and has been carried forward as an exception on every conveyance of the property since. This is an extremely common feature of Golden Gate

Estates parcels and indeed of most rural and semi-rural Florida properties south of Lake Okeechobee. When the original land speculators and subdividers sold parcels in this area between the 1940s and the 1960s, it was standard practice for the seller to reserve to themselves and their successors the rights to any oil, gas, and minerals that might lie beneath the surface of the property. Those reservations were recorded in the Collier County public records and have passed forward through every subsequent deed.

Reservation Recorded In	Deed Book 30, Page 86, Collier County Public Records
Cross-Recorded At	Official Record Book 47, Page 139, Collier County Public Records
Type	Reservation of oil, gas, and mineral rights
Effect on Surface Rights	None known — the reservation affects subsurface mineral interests only
Effect on Surface Use	No known impact on residential use, pool, well, septic, or any improvements
Buyer's Mineral Interest	The Buyer will not acquire oil, gas, or mineral rights as part of this purchase
Prevalence in Area	Standard exception on essentially every Golden Gate Estates parcel

The practical effect of this reservation on a residential Buyer is essentially zero. Florida's geology, and particularly the limestone-and-sand profile of Southwest Florida, makes commercial oil and gas extraction generally unviable across this region. There is no active oil or gas exploration in Collier County, no producing wells in the Golden Gate Estates area, and no historical record of any reservation holder ever attempting to exercise rights under one of these old reservations on an Estates parcel. Florida law also imposes meaningful protections on surface owners against intrusive exploration by mineral rights holders, including notice requirements, surface use compensation requirements, and restrictions on entry. The reservation is best understood as a historical artifact that shows up on every Golden Gate Estates title commitment, that the Buyer's title insurance company will list as a standard exception, and that has no practical bearing on residential ownership or use of the property.

4.4 Road Right-of-Way Along South Boundary

The historical title commitment identifies a fifty-foot road right-of-way easement across the south boundary of the property. This right-of-way corresponds to 7th Avenue SW itself, the public road that provides access to the property from the front. Every parcel along 7th Avenue SW has a similar recorded right-of-way for the road. The right-of-way is the legal mechanism by which Collier County maintains the road and allows public access along the front of the property. It is administrative in nature and does not affect the buildable area of the parcel beyond the standard front setback already imposed by the Estates zoning district.

Type	Public road right-of-way easement
Location	Across the south boundary of the parcel
Width	Fifty feet
Corresponds To	7th Avenue SW (the access road in front of the property)
Effect	Standard road frontage right-of-way; no impact beyond ordinary front setbacks

4.5 Plat-Era Perimeter and Bisecting Utility Easement

The historical title commitment also identifies a recorded easement that covers a thirty-foot perimeter strip and a sixty-foot bisecting strip across the parcel for purposes of roads, drainage, and utilities. This easement was recorded in Official Record Book 104, Page 239 of the Collier County public records and is a standard plat-era encumbrance that traces back to the original Gulf American Land Corporation subdivision of Golden Gate Estates Unit 1 in the 1960s. Substantially identical easements appear on essentially every parcel in the original Golden Gate Estates plat. The purpose of these easements is to give the local utility providers, the drainage district, and the county a legal right to install, maintain, and repair roads, drainage swales, and utility lines along defined corridors of every parcel in the subdivision, without having to negotiate individual easements with each landowner.

Recorded At	Official Record Book 104, Page 239, Collier County Public Records
Type	Roads, drainage, and utility easement
Perimeter Component	Thirty feet wide, running along the perimeter of the parcel
Bisecting Component	Sixty feet wide, running across (bisecting) the parcel
Origin	Plat-era encumbrance from original Golden Gate Estates Unit 1 subdivision (1960s)
Prevalence in Area	Standard on essentially every Golden Gate Estates parcel
Effect on Existing Improvements	None — the residence, pool, garage, and lanai are not affected
Effect on Future Construction	Should be respected when planning a future guest house or accessory structure

The substantive impact of this easement on the Buyer requires a moment of careful explanation, because the property is marketed in part on its potential for future guest house construction (see Section 14 on zoning and Section 16 on the wetland determination). The existing residence, three-car garage, screen enclosure, pool, and spa are not affected by this easement and have coexisted with it for the entire period of the Seller's ownership. The easement becomes relevant only when the Buyer or a future owner plans to construct a new permanent structure on the parcel. In that

scenario, the buildable area for the new structure is the intersection of three separate constraints: the environmental constraint (the property is 100% uplands per the Earth Tech Environmental determination, so no Environmental Resource Permit is anticipated), the zoning constraint (the Estates zoning district setbacks and lot coverage limits), and the title constraint (no permanent structure may be built within the recorded easement corridors). The Buyer should consult with a licensed surveyor to identify the precise location of the perimeter and bisecting easement corridors on the ground before designing any future guest house, accessory structure, barn, or other permanent improvement. In practice, on a 2.5-acre parcel of this configuration, the easement corridors typically leave more than ample buildable area for a guest house of the size discussed in Section 14, but the verification is essential.

4.6 Golden Gate Estates Unit 1 Restrictive Covenants

The final recorded encumbrance to disclose is a Declaration of Restrictive Covenants for Golden Gate Estates Unit 1, recorded in two related instruments in the Collier County public records. These covenants date to the original 1960s subdivision of Golden Gate Estates Unit 1 by Gulf American Land Corporation and applied subdivision-wide to every parcel in the original plat. Unlike modern homeowners association covenants, the Golden Gate Estates Unit 1 covenants are not enforced by any active association or architectural review board. There is no homeowners association at 4727 7th Avenue SW, no monthly or annual dues, no architectural review process, and no covenant enforcement body. The covenants exist on the face of the public record but have effectively gone dormant through six decades of non-enforcement, which is reflected in the wide variety of architectural styles, accessory structures, and rural land uses visible throughout Golden Gate Estates Unit 1 today.

Recorded At (Primary)	Official Record Book 97, Page 492, Collier County Public Records
Cross-Recorded At	Official Record Book 105, Page 73, Collier County Public Records
Type	Declaration of Restrictive Covenants
Origin	Gulf American Land Corporation subdivision of Golden Gate Estates Unit 1 (1960s)
Active Enforcement	None — no homeowners association exists
Architectural Review Board	None
Association Dues	None
Practical Effect Today	Recorded but dormant; no active enforcement in over half a century

The reason this is being disclosed in the Buyer Information Package is that a careful title attorney reviewing the Buyer's commitment will see the recorded covenants and may ask the Buyer about them. The Seller is not in a position to opine on the legal enforceability of sixty-plus-year-old

restrictive covenants under modern Florida law, and any Buyer who has specific concerns about whether the covenants might constrain a particular use of the property should consult with a Florida real estate attorney as part of due diligence. The point of this disclosure is simply to make sure the Buyer is not surprised by the covenants when they appear on the title commitment, and to confirm that the absence of an active homeowners association at this property is real rather than a representation that no covenants exist of record.

Buyer Action Items for Section 4

Request a current title commitment from the Buyer's chosen title insurance company as part of standard closing diligence. The current commitment will reflect all of the recorded exceptions described in this section and any additional matters that may have been recorded since the historical commitment was issued.

If a future guest house, barn, or other permanent structure is contemplated, engage a licensed surveyor to identify the precise location of the perimeter and bisecting easement corridors on the ground before site planning begins. The surveyor should also confirm the location of the front road right-of-way.

If the Buyer has any specific concerns about the enforceability of the Golden Gate Estates Unit 1 restrictive covenants, consult with a Florida real estate attorney as part of due diligence. The Seller makes no representation as to current enforceability.

The Buyer should understand that the oil, gas, and mineral rights reservation is universal across Golden Gate Estates and is not unique to this parcel. No further action is needed; it will simply appear as a standard exception on the Buyer's title commitment and on the title insurance policy issued at closing.

The driveway encroachment easement (Instrument 2655187) is fully resolved and runs with the land. The Buyer inherits the benefit automatically at closing and no further action is required.

5. Roof System and Warranties

The home received a complete tear-off and re-roof in 2025, replacing the original 1999 tile roof with a new TAMKO Heritage architectural shingle system. This is one of the most significant capital improvements on the property and was permitted, inspected, and finalized under current Florida Building Code.

Roof Type	TAMKO Heritage Architectural Shingles (65 squares)
Year Installed	2025
Permit Number	PRRF20250415578
Notice of Commencement	Recorded May 22, 2025 (Instr. 6686179)
Certificate of Completion	Issued June 10, 2025
Building Official	Fred Clum, Collier County
Contractor	Blackstone Roofing Enterprises LLC
Wind Rating	110 mph standard / 130 mph high-wind application
Warranty	TAMKO Heritage Limited Lifetime (transferable per TAMKO terms)
Code Compliance	FBC 8th Edition 2023 with 2024 Supplement

Warranty transfer is subject to TAMKO's published transfer terms and any required notification within the manufacturer's specified window. Buyers should request the TAMKO warranty registration and Certificate of Completion at contract execution. Both documents are on file with the listing broker.

6. HVAC System (Verified)

The home is conditioned by a single split-system central air conditioning installation. The condenser was forensically verified from the manufacturer data plate as a 2021 unit, which is approximately four years newer than the prior MLS data had indicated. This is a positive discrepancy that materially extends the actuarial remaining service life of the system.

Outdoor Condenser

Make / Model	Rheem Classic Series RA1660AJ1NB
Manufacturing Date	May 2021 (verified from data plate)
Capacity	5 Tons / 60,000 BTU — maximum residential single-split
Efficiency	16 SEER (exceeds 14 SEER federal minimum at install)
Refrigerant	R-410A (service available; phased out for NEW equipment 1/1/2025)

Approx. Replacement Value	\$4,500 – \$6,500 (condenser only, est.)
Manufacturer	www.rheem.com

Indoor Air Handler

Make	Trane XR Series
Coil	Aluminum (corrosion-resistant)
Year Installed	2017
Heating Source	Central Electric
Original AC Permit	PRCN20160934714
Approx. Replacement Value	\$1,500 – \$3,000 (air handler only, est.)

7. Water and Plumbing Infrastructure

The property is served by a private well with a full treatment chain and water heater installation housed in the interior utility area. Key components have been documented from on-site photography and manufacturer data plates.

Water Source	Private Well (Golden Gate Estates)
Sewer	Private Septic System
Water Heater	Rheem (RUUD) 80-Gallon Electric, 2019
Pressure Tank	Flexcon Challenger PC66FRP (20 gal), December 2021
Pressure Switch	Square D 9013FSG2, 2021
Water Softener	Ion-Exchange, approximately 48K grain capacity (year unknown)
Potable Water	Per Seller disclosure, whole-house treatment chain in place

Estates properties rely on private well water, which means all monthly well-related costs are absorbed by the well pump's electrical consumption rather than a municipal water bill. A detailed discussion of the property's current water treatment, reverse osmosis recommendations, and local well and water treatment vendors is provided in Section 13.7 (Water Treatment and Well Water Systems).

8. Interior Features

The 3,547 SF single-story floor plan features four bedrooms plus a den, three full bathrooms and one half bath, a formal living and dining area, a spacious kitchen with breakfast nook, and a family room that opens to the screen-enclosed lanai through sliding glass doors. The primary suite is positioned for privacy and features a custom walk-in closet and en-suite bathroom with dual vanities. Tile flooring runs through the main living areas and bathrooms. Ceiling heights and interior volumes are generous throughout. The laundry room includes cabinetry and a utility sink. Full interior photography is available through the MLS listing and on request from the listing broker.

9. Exterior Features and Access Control

The property is accessed from 7th Avenue SW through an automated front entry featuring a Ghost Controls TDS2 dual-swing gate operator installed in 2019 under permit PRBD20190100059. The driveway is concrete and extends from the gate to the three-car attached garage. The residence is set well back from the road, providing privacy and a substantial front yard buffer. The rear of the property opens to the remainder of the 2.50-acre parcel, with mature native and ornamental landscaping framing the home and pool area. Section 3 contains important disclosures regarding the perimeter field fencing, portions of which are partially down or overgrown.

10. Pool and Outdoor Living

The screen-enclosed pool and spa area totals approximately 2,516 SF of covered outdoor living space, with a 270 SF pool and 28 SF spa. The pool circulation pump is a Pentair SuperFlo VS variable-speed unit, which is currently operational and running at normal performance. As noted in Section 3, the AquaCal TropiCal T115 pool heat pump is non-functional with a preliminary repair estimate in the range of \$500 to \$1,000. The pool and spa remain fully usable; only the heating function is affected. See Section 13.3 (Pool and Spa Service) for the current service provider, verified market pricing, and alternative pool service and heater repair specialists serving Golden Gate Estates.

11. Irrigation and Landscape Systems

The property irrigation is managed by a Rain Bird ESP-Me series 10-zone controller (year unknown, active and operational). Irrigation water is drawn from the well. The 2.50-acre parcel features mature native and ornamental landscaping, including palms and shade trees that frame the residence. As with all Estates properties, ongoing landscape maintenance, periodic tree trimming, and seasonal irrigation adjustments should be budgeted by the Buyer. Section 13.4 (Landscaping and Lawn Care) provides verified local vendor recommendations and realistic cost guidance for maintaining a 2.5-acre Estates property.

Irrigation Controller	Rain Bird ESP-Me (10-zone)
Irrigation Source	Private well
Approx. Replacement Value	\$303 – \$440 (controller only, est.)

12. Utilities and Infrastructure

Golden Gate Estates properties operate fundamentally differently from Naples' planned communities. There is no municipal water, no sewer connection, and no HOA management layer. The new owner is directly responsible for well water treatment, septic maintenance, and acreage-scale property care. The table below summarizes the current providers and the Seller-reported monthly operating costs as of April 2026. A comprehensive vendor directory with verified contact information, alternative providers, and Estates-specific service recommendations follows in Section 13.

Current Providers and Seller-Reported Monthly Costs

Utility / Service	Current Provider	Reported Monthly
Electric	Florida Power & Light (FPL)	\$400
Water	Private well (treatment contract)	\$77
Sewer	Private septic	Included in pumping schedule
Pool and Spa Service	Alligator Pools of Naples	\$130
Landscaping	Local provider (not specified)	\$300
Pest Control	WWP*Arrow Exterminators (Arrow Environmental)	\$115 / quarter (~\$38.33 / mo)
Internet / Cable / TV	Comcast / Xfinity	\$250
Trash	Collier County waste collection	Included in tax roll

The reported monthly figures above reflect what the Seller is currently paying under long-standing vendor relationships, and are not necessarily representative of what a new buyer would pay under a new service contract. Section 13 provides a category-by-category analysis of market pricing, alternative providers, and Estates-specific services that may not currently appear on the Seller's expense list but will be essential for a new owner of a 2.5-acre well-and-septic property.

13. Home Services and Vendor Directory

This section provides a comprehensive vendor reference for every major home service category a new owner of 4727 7th Avenue SW will encounter. For each category the directory first verifies the Seller's current vendor with contact information and market-pricing context, then identifies two to three reputable local alternatives. Estates-specific service categories that do not currently appear on the Seller's monthly expense list but will be essential for a 2.5-acre well-and-septic property are included at the same level of detail, including septic service, well pump and well system service, HVAC maintenance, propane, whole-house generator servicing, and certified arborist tree care. A whole-house reverse osmosis system recommendation appropriate for a 3,547 SF four-bedroom residence on Golden Gate Estates well water is provided in Section 13.7.

How to Read This Section

Each subsection opens with a short market-pricing assessment of the Seller's current arrangement (is the current rate at, above, or below market, and what should a new buyer realistically expect to pay). Vendor entries then follow in a consistent format with company name, website, phone, address, established date, certifications, services offered, and typical pricing. The section closes with an Estimated Annual Operating Cost Summary in Section 13.14 that consolidates all categories into a defensible annual budget the Buyer can use for financial planning.

Vendor recommendations prioritize locally owned companies with strong review profiles, verified licensure, and demonstrated experience on Estates and large-acreage properties. All pricing is approximate and subject to direct vendor quoting. Vendor listings are provided as a convenience and do not constitute an endorsement by Marzucco Luxury Real Estate.

13.1 Seller's Reported Monthly Costs — Summary and Analysis

The Seller's total reported monthly outlay across utilities, pool service, landscaping, pest control, internet, and water treatment is approximately \$1,172 per month, or approximately \$14,064 per year. This figure does not include septic pumping (an intermittent expense amortized over 3 to 5 years), HVAC maintenance, propane, generator servicing, tree service, or any allowance for a whole-house water treatment upgrade — all of which are ordinary and expected costs for a 2.5-acre Estates property of this size. Section 13.14 presents a complete annual cost projection that incorporates these additional categories. A new buyer should expect a realistic full annual operating budget in the range of approximately \$17,880 to \$27,520, with the upper range reflecting proper landscaping scope for the full 2.5 acres and prudent investment in water treatment and preventive maintenance.

13.2 Electric Utility — Florida Power & Light

Florida Power & Light is the sole electric provider for this address. There is no alternative provider, but the Buyer has several options to manage costs through budget billing, energy efficiency programs, and solar incentives. FPL's all-in effective rate as of January 2026 is approximately 12.26 cents per kilowatt-hour for the first 1,000 kWh and approximately 14.26 cents per kWh above 1,000 kWh, with a monthly base charge of \$10.52. A benchmark 1,000 kWh residential bill runs approximately \$136.64 per month in 2026, with projected gradual increases through 2029 under the current Public Service Commission-approved four-year rate agreement.

Website	www.fpl.com
Customer Service	1-800-226-3545
Outage Reporting	1-800-468-8243
Account Management	FPL.com or FPL mobile app
Budget Billing	Free program; averages 12 months actual usage into equal payments
Home Energy Survey	Free at fpl.com/save

Is \$400 per month reasonable for this property? Yes — on the higher end but entirely plausible for a 3,547 SF all-electric Naples home with pool pump, electric water heater, and heavy summer air conditioning. At \$400 per month, estimated consumption is approximately 2,800 to 2,900 kWh per month. Actual bills likely swing from around \$200 in winter months to over \$500 in July and August. The \$400 figure likely represents either a Budget Billing average or a summer-weighted estimate. The Buyer should request 12 months of actual FPL billing history from the Seller or directly from FPL after closing to establish a more precise operating baseline.

13.3 Pool and Spa Service

The Seller's current \$130 per month pool and spa service with Alligator Pools of Naples is at or slightly below the Naples market range of \$130 to \$175 per month for a residential pool-plus-spa on weekly chemical and cleaning service. This reflects a long-standing customer relationship. A new service contract with the same provider or an alternative may cost \$150 to \$175 per month. Given that the property's AquaCal TropiCal T115 pool heater is currently non-functional, the Buyer will also need a licensed pool equipment specialist for heater diagnosis and repair or replacement. All three vendors listed below offer heater service.

Current Vendor — Alligator Pools of Naples, Inc.

Website	alligatorpoolsnaples.net
Phone	(239) 353-2046 or (239) 304-0235
Address	931 Jung Blvd E, Naples, FL 34120

Owner	Stephen Reidy Jr., President
Established	1994 (30+ years)
License	CPC1458397, FL DBPR
BBB Rating	A+ (Accredited)
Services	Weekly maintenance, all equipment repair and installation, heaters, salt systems, automation, motors, filters, plumbing, vinyl liner specialist
Current Price	\$130 / month

Alternative 1 — Naples Pool Service, Inc.

Website	naplespool.com
Phone	(239) 597-7114
Address	6455 Airport Road North, Naples, FL 34109
Established	1969 (56+ years — longest-operating pool company in Naples)
Google Rating	4.7 stars (247 reviews)
BBB Rating	A+
Typical Pricing	\$130 – \$175 / month for pool-plus-spa
Services	Weekly service, repairs, acid and chlorine washes, pool heater repair and installation, pump diagnostics, full remodels

Alternative 2 — Edgewater Pools and Spa Services, LLC

Website	edgewaterpoolservice.com
Phone	(239) 961-8379
Address	6201 Lee Ann Ln, Naples, FL 34109
Established	2008
Google Rating	4.9 stars (289 reviews) — highest-rated pool company in Naples
BBB Rating	A+
Team Size	60+ professionals
Key Advantage	In-house licensed gas professional for heater work; explicitly lists Golden Gate as a service area

Pool Heater Replacement Guidance

For Southwest Florida, a replacement electric heat pump is typically the most economical long-term option for pool heating, with monthly operating cost in the range of \$50 to \$150 versus \$200 to \$500 for propane, and with a 10-to-15-year lifespan. Budget approximately \$3,500 to \$6,500 installed for a quality electric heat pump replacement. Some modern heat pumps include a chiller function for summer months when pool water exceeds comfortable temperatures. Alligator Pools is the logical first call for diagnosis given their existing relationship with the property. Edgewater's in-house gas license is a strong alternative if a gas heater is preferred, and Pure Water Pools of Naples (purewaterpoolsofnaples.com, (833) 269-8838, Master Qualifier Gas License) is a dedicated gas heater specialist.

13.4 Landscaping and Lawn Care

The Seller did not identify the current landscaping provider by name. At the reported \$300 per month, service almost certainly covers only bi-weekly mowing of the actively maintained areas nearest the residence rather than comprehensive care of the full 2.5 acres. A proper weekly full-service program for 2.5 acres in Naples should be budgeted at \$500 to \$800 per month, including mowing, edging, trimming, and blowing. Adding fertilization, pest treatment, irrigation maintenance, and palm and hedge trimming pushes the range higher. The new Buyer should clarify with the Seller exactly how much acreage is maintained turf versus natural vegetation, and should solicit direct quotes from the vendors below based on an on-site walkthrough.

Recommended Vendor 1 — Del's Landscape and Tree Service, LLC

Phone	(239) 420-9012 or (239) 455-3511
Website	delstreeservices.com
Address	3514 Plover Ave, Naples, FL 34117 — located in the Estates
Established	1982 (43+ years)
BBB Rating	A+
Certifications	ISA Certified Arborist on staff
Services	Landscaping, tree trimming and pruning, stump grinding, debris removal, palm care, hurricane prep
Key Advantage	Located in Golden Gate Estates; understands large-acreage properties intimately; combined landscape and tree service; same core crew for 15+ years

Recommended Vendor 2 — TLC Lawn

Phone	(239) 229-0704
Website	tlclawn.com
Owner	Steve Broyles
Established	approximately 1995 (30+ years)
Services	Mowing, edging, weeding, pruning, mulching, landscape design, site development, hardscapes, drainage, pest control, fertilization
Key Advantage	Handles properties of any size; 30+ years in SW Florida; pest control expertise across 200+ fungus strains; University of Florida research-based recommendations

Recommended Vendor 3 — Earthcare Landscape

Website	earthcarelandscape.com
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Services	Estate homes, multi-family, commercial; lawn maintenance, landscape lighting, hardscaping, irrigation, hurricane preparation
Key Advantage	Specifically lists estate homes as a client category; 100+ years combined leadership experience; landscape lighting demos available

Note on Greenscapes of SWFL: despite their proximity at 14370 Collier Blvd, Naples 34119, Greenscapes services HOA and commercial accounts only and does not accept individual residential clients.

13.5 Pest Control

The Seller's current \$115 per quarter with Arrow Environmental Services (the WWP*Arrow Exterminators billing descriptor) is at or slightly below the Naples market range of \$110 to \$250 per quarterly visit for a 3,500 SF home. This is a competitive rate. The most important question for the Buyer to ask is whether the current contract includes a termite bond. Most standard quarterly pest plans do not include termite protection, which is sold separately. Florida has approximately 5 to 10 times the national average termite pressure, and homeowner's insurance does not cover termite damage, so a termite bond is strongly recommended for this property.

Current Vendor — Arrow Environmental Services (Rentokil Terminix family)

Website	arrowservices.com
Naples Office	4160 Corporate Square Blvd, Naples, FL 34104
Phone	(941) 267-0982 or 1-800-226-3139
Google Rating	4.7 stars (2,400+ reviews)
Certifications	QualityPro Accredited, GreenPro Certified, FL and National Pest Management Association member
Services	General pest, termite, lawn care, rodent, mosquito, moisture control
Current Price	\$115 / quarter

Alternative 1 — HomeTeam Pest Defense

Website	pestdefense.com/naples
Address	275 Airport-Pulling Road South, Naples, FL 34104
Phone	(239) 434-2788
Rating	4.9 stars (998 reviews)
Typical Pricing	Approximately \$98 / quarter reported by customers
Service Area	Explicitly includes Golden Gate Estates

Key Advantage	100% service guarantee with free re-service; uses the Sentricon termite system (EPA Presidential Green Chemistry Award winner)
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Alternative 2 — Truly Nolen Pest and Termite Control

Website	trulynolen.com
Naples Office	3839 Domestic Ave, Naples, FL 34104
Phone	(239) 643-2555
Established	85+ years nationally
Services	4 Seasons quarterly pest control, Total Termite Protection Plan (soil-to-roof), rodent control with complimentary smoke testing, mosquito control
Key Advantage	Strong termite program; comprehensive rodent services important for Estates acreage

Termite Bond Guidance

If the current Arrow service does not include a termite bond, the Buyer should budget approximately \$700 to \$1,000 for initial treatment and \$300 to \$400 per year for annual bond renewal. A retreat-and-repair bond (covering both retreatment and structural repair up to a dollar cap) costs 20 to 30 percent more than a retreat-only bond but provides meaningfully superior protection. For a 2.5-acre Estates property, the Buyer may also wish to consider mosquito control add-ons at \$70 to \$150 per visit and rodent exclusion services given the rural setting.

13.6 Internet, Cable, and Telecommunications

The Seller's \$250 per month Xfinity bill is dramatically above market for a new customer and almost certainly reflects a legacy bundle including a premium television package and equipment rental fees at post-promotional rates. A new Buyer can reduce this category to \$40 to \$70 per month for internet-only service, saving \$180 to \$210 per month. If television is desired, adding a streaming service such as YouTube TV at approximately \$73 per month still yields substantial savings versus the current \$250. This is one of the most impactful monthly cost reductions available to a new owner of the property.

Xfinity / Comcast — Current Provider, Recommended for New Customer

Website	xfinity.com
Phone	1-800-934-6489
Local Stores	10600 Tamiami Trail Suite 604; 2326 Pine Ridge Rd; 12707 Tamiami Trail East
Connect Plan (300 Mbps)	\$40 / month
Superfast Plan (500 Mbps)	\$55 / month
Gigabit Plan (1 Gbps)	\$70 / month
Gigabit x2 Plan (2 Gbps)	\$100 / month

All new-customer plans include unlimited data, no annual contract, and a five-year price guarantee. Xfinity Gateway is included. A free Xfinity Mobile line is offered for the first year with 300 Mbps or faster plans. This is the most reliable wired option at the property and the recommended primary service.

Alternative 1 — T-Mobile 5G Home Internet

Website	t-mobile.com/home-internet
Phone	1-844-275-9310
Pricing	\$35 – \$50 / month (with T-Mobile voice line and autopay)
Typical Speeds	100 – 318 Mbps depending on plan and signal
Contract	None
Caveat	Performance depends on tower proximity; may be inconsistent in rural Estates areas. Test signal at the property before committing.

Alternative 2 — Starlink Satellite

Website	starlink.com
Pricing	\$50 – \$120 / month depending on speed tier
Equipment	\$349 (purchase or rental)

Speeds	100 – 400+ Mbps depending on plan
Standby Mode	\$5 / month — excellent for seasonal residents
Caveat	Higher latency (25 – 50 ms); weather-sensitive; possible congestion surcharge in the Naples area

Providers that do NOT serve Golden Gate Estates include Summit Broadband, Hotwire Communications, and CenturyLink/Brightspeed; none have infrastructure reaching Estates addresses. Verizon 5G Home covers approximately 74 percent of the 34119 ZIP code and must be verified at the specific address before committing.

13.7 Water Treatment and Whole-House Reverse Osmosis

This is the single most impactful first-year investment decision a new owner of 4727 7th Avenue SW will face. Golden Gate Estates well water consistently tests positive for high hardness, hydrogen sulfide (producing a sulfur smell), elevated iron, moderate-to-high total dissolved solids, tannins, and in a meaningful minority of wells, coliform bacteria. A comprehensive Golden Gate Estates well water quality survey based on dozens of individual tests across the area found total dissolved solids ranging from 300 to 4,120 parts per million (highest near canals due to saltwater intrusion), iron from 0.008 to 2.4 ppm, and coliform or E.coli presence in approximately 19 percent of wells tested. The Collier County Health Department has separately confirmed elevated sodium in approximately 70 percent of 50 tested Estates wells.

The Seller's \$77 per month "water" expense almost certainly represents a water softener rental or treatment service contract, not a utility bill. Well water itself is free (the electric pump cost is embedded in the FPL bill). The \$77 figure aligns precisely with a mid-to-upper-tier softener rental that may bundle equipment lease, salt delivery, and periodic maintenance. This rental agreement almost certainly will not transfer with the home sale; the equipment belongs to the rental company and will be removed at closing. The Buyer must therefore either negotiate a new rental, purchase the equipment outright from the rental provider, or install their own treatment system. The listing broker is requesting the exact vendor name and account details from the Seller so the Buyer can evaluate options before closing.

Whole-House Reverse Osmosis Recommendation

For a luxury 3,547 SF home of this quality, a whole-house reverse osmosis system with full pre-treatment is the gold standard for Golden Gate Estates well water. This delivers bottled-water quality from every tap in the home and protects all fixtures, appliances, and plumbing from the corrosive and mineral-heavy raw well water. A family of four in a 3,547 SF home uses approximately 350 to 400 gallons per day, so the recommended system should be rated at 1,000 to 1,500 gallons per day (approximately 2 to 3 times daily usage for 8-hour runtime), with a 300 to 500 gallon atmospheric storage tank, a delivery pump rated at 10 to 15 gallons per minute, and comprehensive pre-treatment including sediment filter, iron and sulfur oxidation filter, water softener, and carbon filter. Post-treatment should include remineralization to prevent corrosive acidic water from damaging plumbing, plus UV disinfection as a final biological safeguard.

For this specific property, the realistic installed cost range is approximately \$12,000 to \$18,000 for a comprehensive mid-range system, with annual maintenance of \$670 to \$1,500 for filter replacement and service. A whole-house RO system of this scope can increase home value by \$5,000 to \$15,000 in areas with known water quality issues. One important engineering note: whole-house RO produces approximately 2 to 4 gallons of wastewater per gallon filtered, so the Buyer should confirm with the septic vendor that the existing septic system can accommodate the additional volume before installation.

Treatment Approach Comparison

Approach	Installed Cost	What It Addresses
Iron / sulfur filter + softener only	\$2,500 – \$6,000	Smell and hardness only
Softener + iron / sulfur + under-sink RO	\$4,000 – \$8,000	Drinking water purified; shower water softened only
Whole-house RO with full pre-treatment	\$10,000 – \$20,000	Every tap delivers purified water (RECOMMENDED)
Premium branded system (Kinetic tier)	\$15,000 – \$25,000	Top-tier equipment and extended warranty

Top Recommendation — Joe Water

Phone	(239) 465-8796
Website	joewater.com
Address	5084 28th Pl SW, Naples, FL 34116 (Golden Gate)
Owner	Robert Giffin (industry experience since 1986)
Services	Whole-house RO, softeners, iron and sulfur filters, well pump repair, monthly maintenance plans
Key Advantage	Published the most comprehensive Golden Gate Estates well water quality report available; extremely active in the Estates community; 24/7 emergency service; 10% discount for veterans, first responders, teachers, and Collier County employees

Alternative 1 — Golden Gate Well Drilling and Water Conditioning

Phone	(239) 455-3131
Website	goldengatewelldrilling.com
Address	1822 40th Terrace SW, Naples, FL 34116
Owner	Robert M. Mast
Established	1983 (41+ years)
Certifications	Florida Water Quality Association certified, EcoWater dealer, NGWA member
Services	Well drilling, submersible and jet pump installation/repair, pressure tank service, water testing (state-certified lab), water softeners, iron and sulfur removal, proprietary MASTRO reverse osmosis system, UV disinfection, maintenance plans

Key Advantage	The go-to well company for Golden Gate Estates; offers full-service capability from well drilling through water treatment from a single vendor; free water testing; zero-down financing available
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Alternative 2 — Mast Family Culligan of Southwest Florida

Phone	(239) 482-2213 or Naples line (239) 455-8660
Website	culliganfortmyers.com
Google Rating	4.8 stars (2,127+ reviews)
Established	1975 (50+ years serving SWFL)
Pricing	Under-sink RO \$1,050 – \$1,700 installed; softener rental from \$33 / month; same-as-cash financing up to 24 months
Note	Primarily known for softeners plus point-of-use RO rather than full whole-house RO; excellent service infrastructure and brand backing

The Buyer is encouraged to request a professional water test before purchasing any system — all three recommended companies offer free testing. The Buyer should also request from the Seller any available maintenance records for the existing water softener and treatment equipment.

13.8 Septic Tank Service

For a four-bedroom home with a family of four, the EPA recommends septic pumping every three years (more frequently if a garbage disposal is in regular use). Typical cost per pumping in Collier County is approximately \$300 to \$500 for a standard residential tank, or \$400 to \$700 for the larger 1,500 gallon tank common in four-bedroom homes. Drain field replacement — the catastrophic septic failure scenario — costs \$10,000 to \$30,000 or more, which makes routine preventive pumping essential. The Buyer should schedule a septic inspection before closing if one has not already been performed; budget approximately \$250 to \$500 for the inspection, and confirm with the Seller when the system was last pumped.

Recommended Vendor 1 — Southern Sanitation Inc.

Phone	(239) 352-2600
Website	southernsanitationinc.net
Owner	Matt Beebe — Golden Gate Estates resident
Established	1997
Services	Residential and commercial septic pumping, 24/7 emergency service
Key Advantage	Owner lives in the Estates and has intimate knowledge of local septic conditions and soil types

Recommended Vendor 2 — Crews Environmental

Phone	(239) 332-1986 (main) or (239) 946-5343 (Naples line)
Website	crewsenvironmental.com
Address	2700 Rockfill Rd, Fort Myers, FL 33916
Established	1982 (40+ years)
Services	Septic pumping, inspections, installation, drain field repair, emergency service, grease traps
Key Advantage	Most established septic company in SWFL; operates its own residuals management facility; 24-hour emergency response

Recommended Vendor 3 — J.C. Drainfield Inc.

Address	768 Commercial Blvd, Naples, FL 34104
Website	jcdrainfield.com
Established	1979 (45+ years) — longest-operating septic company in Collier County

Services	Septic, grease trap, and lift station pumping, septic and drainfield installation, system repairs, Collier County septic inspections
Key Advantage	Naples-based rather than Fort Myers; full-service capability from installation through inspection

13.9 Well Pump and Well System Service

Wells need periodic pump replacement (typically every 8 to 15 years), pressure tank service, and annual water quality testing. Golden Gate Estates wells tap the Floridan Aquifer, and limestone composition creates specific challenges including iron, hydrogen sulfide, hard water, elevated sodium, and occasional coliform bacteria. The good news for this property is that the Flexcon Challenger PC66FRP pressure tank was installed in December 2021 and is in excellent condition, which removes one major variable from the Buyer's near-term maintenance planning.

Top Recommendation — Golden Gate Well Drilling and Water Conditioning

See Section 13.7 above for full contact information. This is the single best choice for well service at 4727 7th Avenue SW: located in the Estates, 41+ years in business, licensed as Florida State Water Well Contractor #2391, with a state-certified water testing lab and maintenance plans available. Having one vendor handle well work, pump replacement, pressure tank service, and water treatment simplifies operations and reduces coordination overhead for the Buyer.

Alternative — McCullers Well Services and Plumbing

Phone	(239) 317-5060
Website	wellservicesandplumbing.com
Address	17470 Jean St, Unit B, Fort Myers, FL 33967
Established	40+ years
Rating	Ranked #1 well pump service in Naples area on Yelp
Services	Well pump repair and installation, water treatment, plumbing, scheduled maintenance, electrical work
Financing	Available through Wisetack (\$500 – \$25,000)

Typical Well Service Costs

Service	Cost Range	Notes
Well pump replacement (submersible, installed)	\$1,000 – \$2,500	Typical 8-to-15 year replacement cycle
Pressure tank replacement	\$300 – \$800	Current Flexcon tank installed 2021, excellent condition

Service	Cost Range	Notes
Annual water quality testing (basic panel)	\$100 – \$300	Free through recommended vendors
Well inspection	\$150 – \$300	Recommended as part of buyer due diligence
Well chlorination / shocking	\$100 – \$300	Occasional for bacteria management

13.10 HVAC Maintenance

A 3,547 SF single-story home in Naples is typically served by either two AC systems (two 2.5 to 3-ton units) or a single 5-ton system. The property's verified Rheem 5-Ton 16 SEER condenser (manufactured May 2021) paired with the Trane XR air handler (installed 2017) is a single-system configuration, which simplifies maintenance. Biannual maintenance — a pre-summer tune-up and a fall service visit — is standard in Southwest Florida, where AC systems typically last only 10 to 12 years due to extreme usage and salt air exposure. The Buyer should budget approximately \$350 to \$600 per year for a quality biannual maintenance plan.

Top Recommendation — Conditioned Air Company of Naples

Phone	(239) 643-2445
Website	conditionedair.com
Address	3786 Mercantile Ave, Naples, FL 34104
Established	1962 (63+ years)
Google Rating	4.8 stars (3,463+ reviews)
Certifications	NATE-certified technicians, FL License CAC033660
Staff	300+ employees, 65+ service technicians
Services	AC installation, repair, maintenance, heat pumps, indoor air quality, plumbing, custom ductwork
Key Advantage	35,000+ units under maintenance contract; 24/7/365 emergency service; ACCA Contractor of the Year; the dominant HVAC company in SWFL

Alternative — Key to Cool

Phone	(239) 309-2991
Website	keytocool.com
Established	2006 (family-owned)
Certifications	NATE-certified, Trane Comfort Specialist
Services	HVAC installation, repair, maintenance; duct cleaning; indoor air quality
Key Advantage	15% discount on all service for maintenance plan members; 24/7 emergency including holidays; bilingual English/Spanish; 100% satisfaction guarantee

13.11 Propane Service

No natural gas service reaches Golden Gate Estates. Propane is the only option for any gas appliance at the property, including gas cooking, pool and spa heating, whole-house generators, outdoor kitchens, tankless water heaters, and fireplaces. A 2.5-acre estate typically accommodates a 500 or 1,000 gallon underground tank. The Buyer should verify with a licensed propane vendor whether a tank currently exists on the property and, if so, whether it is owned outright by the Seller (transferable at closing) or leased from a propane company (which may require reassignment or replacement). If a generator or propane pool heater is contemplated, a new tank installation should be planned as part of the first-year improvement budget.

Top Recommendation — Jacobs Total Gas Service

Phone	(239) 280-7822
Website	jacobsgas.com
Address	3506 Prospect Ave, Naples, FL 34108
Established	1994
BBB Rating	A+ (Accredited)
Services	Propane delivery and refill, underground and above-ground tank installation (up to 1,000 gal), gas piping, appliance connections, system repair
Key Advantage	Only independent locally-owned propane company in SWFL; remote tank monitoring via app; will match or beat any competitor's regular pricing; 330+ permitted projects including numerous 500 and 1,000 gallon underground installations specifically in Golden Gate Estates

Alternative 1 — Ferrellgas

Phone	(239) 774-5454
Website	ferrellgas.com
Address	4000 Tamiami Trail E, Naples, FL 34112
BBB Rating	A+
Services	Residential propane delivery, tank installation, automatic / fixed cycle / will-call delivery
Note	Reliable supply chain (important during hurricane season); some reviews cite higher pricing versus local independents

Alternative 2 — AmeriGas

Phone	(239) 261-0843
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Website	amerigas.com
Address	3940 Prospect Ave #105, Naples, FL 34104
Services	Propane delivery, tank installations, online account management via MyAmeriGas
Note	Nation's largest propane provider; digital-first customer service

Current residential retail propane in the Naples area runs approximately \$4.61 to \$5.11 per gallon at standard delivery rates. Competitive bidding with a local independent and an annual contract can reduce this to \$2.50 to \$3.50 per gallon. The best month to purchase propane is typically April, the lowest seasonal demand period. Estimated annual propane costs for this property: generator-only usage \$300 to \$700 per year; generator plus pool heater plus cooking \$1,200 to \$3,200 per year; full usage including outdoor kitchen and water heating \$1,800 to \$5,500 per year.

13.12 Whole-House Generator Servicing

Golden Gate Estates homes are further from FPL's priority restoration corridors and are therefore highly vulnerable to extended post-hurricane power outages. A critical consideration specific to this property is that with a private well, no electricity means no water. This makes a whole-house standby generator essential rather than optional for full-time occupancy. A 3,547 SF home with central AC, pool pump, and well pump typically requires a 22 to 30 kilowatt generator (Generac, Kohler, or Cummins are the dominant brands). Annual maintenance includes oil and filter change, air filter inspection, battery test, spark plug check, exercise and load test, transfer switch inspection, and fuel system check.

Recommended Vendor 1 — GenerX Generators

Service Phone	(833) 496-9436
Sales Phone	(877) 776-0378
Website	generxgenerators.com
Established	2005
Certifications	Largest Generac dealer in the United States; Factory Authorized Service Provider
Services	Installation, maintenance, repair, load bank testing, remote monitoring setup, warranty support
Key Advantage	All work by in-house certified professionals (no subcontractors); fully stocked local Naples facility; 5,000+ installations completed; 24/7 emergency support

Recommended Vendor 2 — West Coast Generators

Phone	(239) 566-1769
Website	westcoastgenerators.com
Address	230 10th Ave NE, Naples, FL 34120 — located in Golden Gate Estates
Established	2004 (family-owned)
Google Rating	4.4 stars (106 reviews)
Licenses	FL Electrical #EC13002979, FL LP Gas #LI33037
Brands	Kohler and Generac authorized dealer
Key Advantage	Located in the Estates; holds both electrical AND LP gas licenses, enabling a single-vendor installation of the generator, propane tank (up to 1,000 gallon underground), and gas piping

Generator Cost Reference

Item	Cost Range	Notes
Annual maintenance (single visit)	\$200 – \$500	Minimum recommended
Biannual service (recommended for FL)	\$400 – \$800 / year	Twice-yearly service given tropical climate
New 22 kW air-cooled generator installed	\$11,000 – \$17,000	Appropriate for this home size
New 26+ kW liquid-cooled installed	\$15,000 – \$25,000+	Premium option with longer life
Generator lifespan	Air-cooled 15 – 20 yrs; liquid-cooled 25+ yrs	Materially impacted by service discipline

13.13 Tree Service and Certified Arborist Care

A 2.5-acre Estates property with mature trees requires professional arborist care for hurricane preparedness, canopy management, dead limb removal, and compliance with Collier County tree regulations. Pre-hurricane-season tree trimming should be completed by May each year. The Buyer should schedule a full property tree assessment immediately after closing to identify dead or dying limbs, trees leaning toward the residence or pool cage, compromised root systems, and any invasive species present (Brazilian pepper in particular should be removed if identified). A reasonable annual budget for a 2.5-acre Estates property is approximately \$2,000 to \$5,000, weighted toward the pre-hurricane-season window.

Top Recommendation — Signature Tree Care

Phone	(239) 348-1330
Website	signaturetreecare.com
Owner / Lead Arborist	Ian Orlikoff, ISA Certified Arborist
Established	2002 (23+ years)
Certifications	TCIA Nationally Accredited (only Naples tree service with this accreditation); ISA Certified Arborist; CTSP; ANSI Z133 and A300 compliant; Green Industries BMP Certified
Services	Tree trimming and pruning, removal (including crane and remote-controlled), stump grinding, arborist consulting, organic fertilizing, Lethal Bronzing inoculations, hurricane prep, storm cleanup
Key Advantage	Highest credentials of any tree service in Collier County; maintains 14-day self-sufficient operation capability post-hurricane, essential for Estates properties that may wait weeks for utility restoration and cleanup

Alternative 1 — Del's Landscape and Tree Service

Also listed under Section 13.4 (Landscaping). Offers combined landscape and tree service from a single Estates-based vendor with ISA Certified Arborist on staff and 43+ years in business. Phone (239) 420-9012.

Alternative 2 — Real Tree Team Naples

Phone	(239) 688-4779
Website	realtreeteam.com/naples-fl
Established	1993 (32+ years)
Certifications	ISA Certified Arborists; licensed, insured, and bonded
Services	Trimming, removal, stump grinding, root pruning and barrier installation, palm pruning, 24/7 emergency storm response
Key Advantage	Handles all Collier County tree removal permitting directly; established relationship with local government; root barrier installation useful for trees near structures and pool cage

Tree Service Pricing Reference

Service	Typical Cost	Notes
Medium tree trimming	\$363 – \$586 per tree	Most common service
Large tree trimming	\$400 – \$900 per tree	Mature oaks, large palms
Palm tree trimming	\$75 – \$250 per palm	Seasonal
Tree removal	\$500 – \$3,000+	Varies by size and access
Stump grinding	\$100 – \$400 per stump	
Arborist consultation	\$100 – \$200 / hour	Recommended post-closing assessment

13.14 Estimated Annual Operating Cost Summary

The following table consolidates all service categories into an estimated annual budget for a family of four occupying this property full-time. The ranges are defensible based on the market research in the preceding subsections and incorporate both verified Seller-reported costs and realistic additions for services the Seller does not currently itemize but that a new owner will need. The low end of each range assumes competitive shopping, minimum-viable service levels, and efficient consumption; the high end reflects full-service plans, premium vendors, and higher consumption. First-year one-time costs are itemized separately below the recurring annual table.

Recurring Annual Operating Costs

Service Category	Monthly Range	Annual Range
Electric (FPL)	\$400	\$4,800
Pool and spa service	\$130 – \$175	\$1,560 – \$2,100
Landscaping (properly scoped for 2.5 acres)	\$500 – \$750	\$6,000 – \$9,000
Pest control (quarterly + termite bond)	\$55 – \$75	\$660 – \$900
Internet (Xfinity internet-only)	\$55 – \$70	\$660 – \$840
Water treatment maintenance	\$55 – \$125	\$670 – \$1,500
Septic pumping (amortized over 3 years)	\$11 – \$19	\$130 – \$230
Well system maintenance	\$17 – \$50	\$200 – \$600
HVAC maintenance (biannual plan)	\$30 – \$50	\$350 – \$600
Propane (generator + cooking minimum)	\$38 – \$80	\$450 – \$950
Generator maintenance	\$33 – \$67	\$400 – \$800
Tree service (2.5 acres)	\$167 – \$417	\$2,000 – \$5,000
TOTAL RECURRING ANNUAL	\$1,491 – \$1,878 / mo	\$17,880 – \$27,520 / yr

The TOTAL row above represents a defensible full-service annual operating budget for a family of four in full-time residence. A seasonal or part-time occupant will see meaningful reductions in electric, water treatment, and pool service costs. These figures are approximate and should be confirmed with direct vendor quotes as part of the Buyer's due diligence.

First-Year One-Time Investment Considerations

Item	Cost Range	Priority
Pool heater repair or replacement	\$500 – \$6,500	Elective (pool operates without heater)
Whole-house water treatment system	\$10,000 – \$20,000	Highly Recommended

Item	Cost Range	Priority
Termite bond initiation (if not in place)	\$700 – \$1,000	Recommended
Pre-hurricane-season tree assessment and trim	\$2,000 – \$5,000	Recommended within 60 days of closing
Whole-house generator (if none installed)	\$11,000 – \$25,000	Highly Recommended for full-time residents
Septic inspection (if not done pre-closing)	\$250 – \$500	Required for peace of mind
Professional water quality test	Free (most vendors)	Required before sizing any treatment system
Perimeter fencing refurbishment	Varies by scope	Required if livestock or contained pets planned

Key Takeaways for the Buyer

Three clear conclusions emerge from this analysis. First, the Seller's pool service and pest control arrangements are at or slightly below current Naples market pricing and represent competitive ongoing rates the Buyer could carry forward or replicate elsewhere. Second, the \$300 per month landscaping figure is materially below what proper 2.5-acre maintenance requires, and the \$250 per month Xfinity bill can be reduced by \$150 to \$200 per month through a new-customer internet-only plan, making these the two most impactful monthly cost optimizations available to a new owner. Third, the single most impactful first-year investment decision is water treatment: a comprehensive whole-house reverse osmosis system transforms the daily living experience on Estates well water and adds measurable resale value, and is the investment most strongly recommended for this specific property.

14. Zoning, Permitted Uses and Neighborhood Character

The property is zoned Estates (E) under Collier County's Land Development Code. The Estates zoning district is designed for low-density rural-residential use on parcels of generally 2.25 acres or larger and allows for a substantially broader range of permitted uses than typical suburban residential zoning.

Permitted Uses (Subject to Verification with Collier County)

Estates zoning generally permits a single-family residence, accessory structures, a guest house (subject to size limits relative to the principal structure), the keeping of horses and certain livestock, agricultural uses, and a range of other rural-residential activities. Based on the Earth Tech Environmental wetland determination, the buildable upland area on this parcel is sufficient to support the construction of a guest house of up to approximately 40 percent of the principal residence (approximately 1,370 SF), without an Environmental Resource Permit being anticipated. All proposed uses and any future construction must be independently verified with Collier County Growth Management. Buyers contemplating a future guest house or other permanent accessory structure should also review Section 4.5 (Plat-Era Perimeter and Bisecting Utility Easement) for the recorded title-level easements that affect siting on the parcel and that should be respected during site planning.

Neighborhood Character Disclosure

Rural Estates Lifestyle — Important Buyer Notice

Golden Gate Estates and the Collier Woods area are rural-residential in character. Neighbors and adjoining property owners in the area generally have the right, subject to county and state regulations, to engage in activities that may not be customary in suburban subdivisions. These activities can include the construction of berms, swales, and other earthwork on their own parcels; lawful recreational shooting of firearms on private property in compliance with Florida law; operation of ATVs, four-wheelers, dirt bikes, golf carts, tractors, and trucks on private property; operation of drones and other approved recreational aircraft and equipment; keeping of horses, livestock, poultry, and other animals permitted under Estates zoning; and agricultural and landscape burning where permitted by Collier County and state authorities.

Buyers who are sensitive to rural noise, animal husbandry, recreational shooting, off-road vehicle use, or other rural land uses should carefully consider whether an Estates property is the right fit for their lifestyle and should independently verify current Collier County and state regulations before purchase.

15. Permit History and Compliance Status

The Seller has worked with the listing broker to verify all known permits of record with Collier County Growth Management. As of the date of this package, all known permits associated with the property have either been finalized and closed or have been formally resolved through a Certificate of Completion. The most material recent update is the closure of a longstanding 2004 fence permit, described below.

Recently Resolved — March 2026

Permit Number	CDP2004032944
Job Description	Field fence with gates and existing electric
Original Permit Date	2004
Prior Status	Open / Void
Resolution	Certificate of Completion issued
CO Date	March 27, 2026
Issuing Authority	Collier County Growth Management
Owner of Record	DePalo, Dorothy F.

This Certificate of Completion fully resolves what had previously been a void and open permit of record. The original document is on file with the listing broker and a copy is available on request.

2025 Roof Permit — Closed

Permit Number	PRRF20250415578
Job Description	Tear off tile roof and reroof with shingles
Notice of Commencement	Recorded May 22, 2025
Certificate of Completion	June 10, 2025
Contractor	Blackstone Roofing Enterprises LLC

2019 Gate Permit — Closed

Permit Number	PRBD20190100059
Job Description	Ghost Controls TDS2 automated dual-swing gate operator
Status	Closed and finalized

2016/2017 HVAC Permit — Closed

Permit Number	PRCN20160934714
Job Description	AC system installation
Status	Closed and finalized

Buyers and cooperating agents should independently verify permit status through the Collier County CityView Portal as part of their due diligence.

16. Environmental: DEP Wetland Determination

An Informal Wetland Determination Field Inspection was performed by Earth Tech Environmental, LLC on January 24, 2024. The inspection concluded that the parcel contains no anticipated jurisdictional wetlands and is classified as approximately 100 percent uplands, with approximately 2.39 acres of buildable upland area (excluding approximately 0.11 acres of road right-of-way).

DEP / Wetland Status — Key Selling Point

100% uplands classification by Earth Tech Environmental, LLC (January 24, 2024).

No anticipated Florida Department of Environmental Protection jurisdictional wetlands on the parcel.

An Environmental Resource Permit (ERP) should NOT be required to develop within upland limits.

Buyer may construct a guest house of up to approximately 40 percent of the principal structure size (approximately 1,370 SF) on the property, subject to all current Collier County zoning, setback, and permitting requirements, and subject to the recorded plat-era utility easements described in Section 4.5.

This is a meaningful advantage over many other Golden Gate Estates parcels that contain mapped wetlands or jurisdictional restrictions.

Buyers planning future guest house construction should review Section 4 (Title Matters and Recorded Encumbrances) in addition to this environmental analysis. The buildable area for any future structure is the intersection of three constraints: the environmental analysis (described here), the zoning analysis (described in Section 14), and the title analysis (described in Section 4). On this parcel, all three are favorable, but a licensed surveyor should be engaged to identify the precise location of the recorded easement corridors before site planning.

A full copy of the Earth Tech Environmental report is available on request from the listing broker.

17. School Assignments and Education Pathways

This section provides the current zoned school assignments for 4727 7th Avenue SW based on the 2025-26 Collier County Public Schools (CCPS) attendance boundaries, along with a summary of the nine school choice pathways available to Collier County families, nearby charter and private school options, and critical scholarship renewal deadlines. School boundaries are reviewed annually and are subject to change; Buyers for whom school assignment is a material factor should independently verify current assignments through the CCPS verification pathway described below.

16.1 Current Zoned School Assignments (2025-26)

Elementary School	Big Cypress Elementary
Middle School	Oakridge Middle School
High School	Gulf Coast High School

The elementary assignment reflects a 2025-26 boundary modification specific to Golden Gate Estates addresses in which certain Estates parcels were moved from Vineyards Elementary to Big Cypress Elementary. This correction has been propagated through the property's MLS listings and marketing materials. Oakridge Middle School and Gulf Coast High School assignments are confirmed by multiple address-specific sources and are stable.

Big Cypress Elementary School

Address	3250 Golden Gate Blvd W, Naples, FL 34120
Phone	(239) 377-6300
Website	bce.collierschools.com
Grade Levels	K – 5
Location Note	Located in the heart of Golden Gate Estates; historically serves core Estates addresses

Oakridge Middle School

Address	14975 Collier Blvd, Naples, FL 34119
Phone	(239) 377-4800
Website	oms.collierschools.com
Grade Levels	6 – 8
Mascot	Bulldogs

Note	Split-feeder middle school whose students feed into multiple high schools depending on address
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Gulf Coast High School

Address	7878 Shark Way, Naples, FL 34119
Phone	(239) 377-1800
Website	gch.collierschools.com
Grade Levels	9 – 12
Note	Golden Gate Estates is specifically listed among the communities zoned for Gulf Coast High School

16.2 Verification Pathway

The Collier County Public Schools Interactive Zoning Tool is the official address-lookup system and the definitive source for attendance zone confirmation. Buyers for whom school assignment is a material factor should verify the current assignment for 4727 7th Avenue SW directly through this tool prior to closing.

Interactive Zoning Tool	zones.collierschools.com
Department of Student Assignment	(239) 377-0540
Boundary Questions Email	boundary@collierschools.com
Attendance Boundaries Page	collierschools.com/exploreccps/attendance-boundaries

16.3 School Choice Pathways — Summary of Nine Options

Collier County families have nine distinct school choice pathways beyond their zoned public schools. The summary below outlines each pathway, its typical deadlines, and how to apply. More detailed information is available from CCPS directly or through the resources cited in each entry.

1. CCPS Controlled Open Enrollment / Parental Choice Program

Collier County implements Florida's controlled open enrollment mandate through a unified Parental Choice program combining two tracks: an Out-of-Zone track for documented hardships (which receives processing priority), and a School Choice track for families who simply prefer a different school. Once approved, families do not need to reapply each year until a level change (elementary to middle, or middle to high). Transportation is the parent's responsibility. The priority application window typically opens in mid-January and closes in late February, with a final deadline of June 30. Contact: (239) 377-0540; collierschools.com/parentalchoice; coordinator Giuseppe Marra at (239) 377-0549; registration@collierschools.com.

2. Hardship / Special Circumstance Reassignment

Board Policy 5120 defines eight qualifying hardship categories including childcare or work schedule conflicts, documented medical or mental/emotional hardship, active-duty military dependents, foster care placement, court-ordered custody changes, career academy enrollment at a non-zoned high school, change of residence during junior or senior year (allowing students to remain at their current school to graduate), and change of residence during the final grading period. Contact information is identical to the Parental Choice program above.

3. Magnet Schools and Specialty Programs within CCPS

CCPS does not operate traditional magnet schools with district-wide open enrollment. Instead, specialty programs are offered at comprehensive high schools and students from outside the zone can access them via the Out-of-Zone application. Key programs include the Cambridge AICE diploma program (available at Barron Collier High School, Golden Gate High School, Aubrey Rogers High School, and other CCPS high schools, earning Bright Futures Academic Scholars and up to 45 hours of Florida public university college credit), Advanced Placement courses at all CCPS high schools with AP Capstone Diploma at select schools, and six Collier Career Academies spanning Art and Technology, Business, Education, Engineering and Trades, Health Sciences, and Law and Public Safety. Dual enrollment with Florida SouthWestern State College is available at all CCPS high schools. CCPS does not offer International Baccalaureate at any school; families specifically seeking IB would need to consider Lee County public schools or private options. Contact for Career Academies: (239) 377-3663.

4. Charter Schools Accessible from Golden Gate Estates

Florida charter schools are tuition-free public schools open to any Collier County resident, with their own enrollment processes (application plus lottery if oversubscribed). The four most accessible from the 34119 area are Mason Classical Academy (the standout option for this property — its 7-12 campus sits within the 34119 ZIP code at 2647 Professional Circle, with K-6

at 3073 Horseshoe Drive South; classical education with consistent state A ratings and ranked #1 in Collier County by U.S. News and World Report; contact (239) 227-2838 for K-6 and (239) 880-7584 for 7-12; masonacademy.com); Naples Classical Academy at 10270 Immokalee Road (K-12 classical model; (239) 449-8773; naplesclassical.org); Innovation Preparatory Academy of Naples at 12101 Immokalee Road (K-8 with gifted programs; (239) 330-3810; inprepneples.org); and BridgePrep Academy of Collier at 3161 Santa Barbara Blvd (K-8; (239) 677-4211; bridgeprepcollier.com). CCPS Charter Schools office: (239) 377-0149; charterschools@collierschools.com.

5. Inter-District Transfer to Lee, Hendry, or Other Counties

Under Florida Statute 1002.31, every Florida school district must accept students from any other district at schools that have not reached capacity. A Collier County family wishing to attend school in Lee County would apply directly through the Lee County School District's controlled open enrollment process at leeschools.net. Transportation is the parent's responsibility. Once transferred, a student may remain until completing the highest grade level at the school.

6. Florida School Choice Scholarships and Voucher Programs

Florida's HB 1 (2023) established universal school choice, eliminating income caps for the primary scholarship programs. Two Scholarship Funding Organizations administer all programs: Step Up For Students at stepupforstudents.org, 1-877-735-7837; and AAA Scholarship Foundation at aaascholarships.org, 1-888-707-2465. The three primary programs are the Family Empowerment Scholarship for Educational Options (FES-EO, approximately \$8,000 per year, universal eligibility), the Family Empowerment Scholarship for Students with Unique Abilities (FES-UA, approximately \$10,000 per year with higher amounts for higher-need students, requires IEP or documented disability diagnosis), and the Personalized Education Program (PEP, approximately \$8,000 per year for homeschooling families, universal eligibility).

Critical Deadline — April 30, 2026

The Florida scholarship priority renewal deadline is April 30, 2026 for FES-EO, FES-UA, and PEP. Any Buyer considering private school or funded homeschooling for the 2026-27 school year should apply through Step Up For Students or AAA Scholarship Foundation immediately. Renewal applicants must Accept or Decline scholarships by May 31, 2026. PEP is reportedly at capacity for new students for 2026-27 through Step Up For Students, but AAA Scholarship Foundation may still have availability — families should contact AAA at 1-888-707-2465 without delay.

7. Private Schools Accessible from the Property

The Naples area offers a strong selection of private schools. Those closest to Golden Gate Estates and most likely of interest include Saint Elizabeth Seton Catholic School (PreK-8; 2730 53rd Terrace SW, Naples 34116; \$9,030 tuition; (239) 455-2262; saintelizabethseton.com) with

its natural continuation at St. John Neumann Catholic High School (9-12; 3000 53rd Street SW; \$18,500 tuition; 96% four-year college placement; (239) 455-3044; sjnceltics.org); Naples Christian Academy (PreK-8; 6800 Golden Gate Parkway; \$10,225 tuition; accepts FES-EO, Step Up, and AAA; (239) 455-1080; napleschristianacademy.com); Montessori Academy of Naples in the 34119 ZIP (2659 Professional Circle; (239) 597-2255; naplesmontessori.org); and the prominent independent and Christian options 15-20 minutes away including The Village School of Naples (PreK3-12; \$17,550; tvsnaples.org), First Baptist Academy (PreK3-12; \$16,170-\$17,787; fbalions.org), Community School of Naples (PreK3-12; \$25,360-\$34,860; communityschoolnaples.org), Seacrest Country Day School (PreK-12; seacrest.org), and Royal Palm Academy (PreK3-8; \$19,200; the only independent Catholic school in SWFL; royalpalmacademy.org).

8. Homeschooling in Collier County

Florida Statute 1002.41 governs home education. The process requires filing a Notice of Intent with the Collier County superintendent within 30 days of establishing the program. No teaching certificate is required. Parents maintain a portfolio (activity log plus student work samples) preserved for two years, and submit an annual evaluation by one of five approved methods. Home-educated students are eligible for Bright Futures scholarships, dual enrollment, interscholastic extracurricular activities, and state university admission. CCPS Home Education Office: (239) 377-0522; HomeEd@collierschools.com; collierschools.com/students-families/home-education. Local support organizations include CHEACC (Christian Home Educators Association of Collier County; cheacc.org; (239) 435-8758); Homeschoolers of Collier County; Naples MicroSchools in Golden Gate Estates (naplesmicroschools.com); and RISE Naples (risenaples.com).

9. School Board Petition and Appeal

A parent who has exhausted routine channels may address the Collier County School Board directly by first appealing through the Department of Student Assignment, then registering to speak at a School Board meeting through collierschools.com/exploreccps/school-board/speaker-registration. The Board holds regular public meetings at the Dr. Martin Luther King, Jr. Administrative Center, 5775 Osceola Trail, Naples. Board Policy 5120.02 specifically protects rising 11th and 12th graders, allowing them to remain at their current school when affected by a boundary modification.

16.4 Key Time-Sensitive Deadlines to Watch

Deadline	Action	Who Should Act
April 30, 2026	FES-EO / FES-UA / PEP renewal priority deadline	Any family using or applying for FL scholarships
May 31, 2026	Renewal applicants must Accept / Decline scholarships	Current scholarship families

Deadline	Action	Who Should Act
June 30, 2026	Final Parental Choice application deadline (late applicants)	Families applying out-of-zone for 2026-27
August 2026	2026-27 school year begins	All families
January 2027	Parental Choice priority window opens for 2027-28	Families planning ahead
Ongoing	CCPS Interactive Zoning Tool available for verification	Broker and Buyers

18. Location and Drive Times

The property enjoys an exceptionally convenient location for a Golden Gate Estates address, with rapid access to the Founders Square retail and dining corridor, the I-75 interchange at Collier Boulevard, and the broader North Naples and Vineyards markets.

Founders Square (Founders Park, dining, retail)	Approx. 5 – 7 minutes
Publix at Vanderbilt Beach Road and Collier Blvd	Approx. 7 – 10 minutes
I-75 at Collier Boulevard (Exit 101)	Approx. 10 – 12 minutes
Vineyards Country Club	Approx. 10 – 12 minutes
Mercato (shopping and dining)	Approx. 18 – 22 minutes
Vanderbilt Beach	Approx. 22 – 28 minutes
5th Avenue South / Old Naples	Approx. 25 – 30 minutes
RSW International Airport	Approx. 35 – 40 minutes

Drive times are approximate, vary with traffic and season, and should be independently verified.

19. Major Systems and Improvements Timeline

2026	Void 2004 fence permit officially CLOSED via Certificate of Completion (CDP2004032944, March 27, 2026)
2025	Brand new TAMKO Heritage shingle roof, full tear-off (Permit PRRF20250415578, finalized June 10, 2025)
2024	Earth Tech Environmental wetland determination — 100% uplands certification
2021	Rheem RA1660AJ1NB 5-Ton 16 SEER condenser (verified May 2021 from data plate)
2021	Flexcon Challenger PC66FRP well pressure tank (December 2021)
2019	Rheem (RUUD) 80-gallon electric water heater
2019	Ghost Controls TDS2 automated entry gate (Permit PRBD20190100059)
2017	Trane XR Series air handler installed (under Permit PRCN20160934714)

1999	Original construction — CBS single-story by G. Gifford Construction; pool, spa, screen enclosure, 3-car garage
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20. MEP Systems Health Summary

The following summary table provides a forensic snapshot of the major mechanical, electrical, and plumbing systems on the property, derived from on-site photography, manufacturer data plates, municipal permit records, and Seller-provided service records. All condition ratings, lifecycle estimates, and replacement values are general approximations only and are not warranties or guarantees.

System / Equipment	Year / Status	Approx. Replacement
Roof — TAMKO Heritage Shingles (65 sq)	2025 — New	\$25,000
HVAC Condenser — Rheem RA1660AJ1NB (5T/16 SEER)	May 2021 — Excellent	\$4,500 – \$6,500
HVAC Air Handler — Trane XR Series	2017 — Good	\$1,500 – \$3,000
Water Heater — Rheem (RUUD) 80-Gallon	2019 — Good	\$2,095 – \$2,983
Well Pressure Tank — Flexcon PC66FRP (20 gal)	Dec 2021 — Excellent	\$373 – \$1,077
Pressure Switch — Square D 9013FSG2	2021 — Excellent	\$29 – \$45
Water Softener — Ion-Exchange (~48K grain)	Unknown — Active	\$749 – \$2,200
Pool Pump — Pentair SuperFlo VS 342001	Unknown — Excellent	\$1,350 – \$1,600
Pool Heater — AquaCal TropiCal T115	NON-FUNCTIONAL	\$500 – \$1,000 repair or \$4,000 – \$7,000 replace
Irrigation Controller — Rain Bird ESP-Me (10-zone)	Unknown — Active	\$303 – \$440
Gate Operator — Ghost Controls TDS2	2019 — Operational	\$769 – \$849
Garage Openers — LiftMaster 1/3 HP Security+ (x2)	Legacy — Operational	\$500 – \$1,500

All replacement values, lifecycle ranges, and condition ratings shown above are general approximations provided for informational purposes only and are not warranties. Buyer is responsible for obtaining a professional home inspection and any specialized inspections (roof, HVAC, pool, well, septic, electrical) prior to closing.

21. Storage Assets

The property includes substantial covered, conditioned, and outdoor storage that is uncommon at this price point in Naples.

3-Car Attached Garage	1,003 SF — climate-tolerant, fully enclosed
Interior Closets and Built-Ins	Custom primary closet, additional bedroom closets, den built-ins
Laundry Room Storage	Cabinetry over washer/dryer with utility sink
Lanai / Screen Enclosure	2,516 SF outdoor living and equipment storage area
Acreage	2.50 acres providing significant outdoor storage potential for boats, RVs, trailers, and equipment, subject to setbacks and permitting

22. Area Growth and Infrastructure

Golden Gate Estates and the Collier Woods area continue to be among the strongest-appreciating submarkets in Collier County. Several structural drivers reinforce value in this area.

First, continued absorption of fully uplands acreage by both end-users seeking lifestyle properties and builders seeking developable land for new estate-home construction. As inventory of buildable upland parcels declines, the value of existing fully uplands homesites such as 4727 7th Avenue SW continues to be reinforced.

Second, ongoing infrastructure investment along the Collier Boulevard corridor and the I-75 interchange at Exit 101, including the Founders Square mixed-use development, expansion of medical office and retail along Vanderbilt Beach Road, and improvements to Collier County Public Schools facilities serving the area.

Third, the continued post-Hurricane Ian rebuild and modernization cycle, which has generally favored homes with new roofs, modern HVAC, and proactive disclosure histories — all of which describe this property.

Fourth, the relative scarcity of single-story, four-bedroom-plus-den homes on 2.50 fully uplands acres with no HOA inside the immediate Founders Square / Vineyards drive-time radius.

23. Final Disclaimer and Contact

Comprehensive Verification Disclaimer

This Property Information Package has been prepared using information believed to be reliable, including public records, manufacturer data plates, permit records, independent professional reports, vendor research, and Seller-provided documentation. However, all information should be independently verified by the Buyer and the Buyer's representatives prior to submitting an offer or finalizing any purchase decision.

A professional home inspection, environmental review, septic and well inspection, four-point insurance inspection, wind mitigation report, and independent verification of all material facts is strongly recommended.

School boundaries, zoning regulations, permitted uses, setback requirements, and any future development rights are subject to change. Buyers must verify current information with the Collier County Growth Management Division, Collier County Public Schools, the Collier County Property Appraiser, and any other applicable agencies.

All vendor pricing, cost estimates, repair ranges, condition ratings, replacement values, lifecycle projections, and annual operating cost projections contained in this document are approximations provided for general informational purposes only. They are not warranties, guarantees, or substitutes for professional inspection or direct vendor quotes. Actual costs and conditions may vary materially. Vendor listings are provided as a convenience only and do not constitute an endorsement or recommendation by Marzucco Luxury Real Estate.

This property is offered AS-IS. The home is owner-occupied, a pet is on the premises, and surveillance equipment is in active use on the property. A minimum of 24 hours' advance notice is required for showings, and the listing agent must accompany all showings.

Marzucco Luxury Real Estate, the listing broker, and the listing agent make no representations or warranties, express or implied, regarding the accuracy or completeness of any information contained herein. Buyer assumes all responsibility for independent verification.

Listing Broker

DeShawn Robinson

Licensed Real Estate Broker • Managing Partner

Marzucco Luxury Real Estate

400 5th Avenue South, Unit 305

Naples, Florida 34102

Office: 239-776-5194

Florida License #BK3335121

All offers, showing requests, and inquiries should be directed to the listing broker. Cooperating agents are welcome and appreciated.

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