



**\$45,000**

*2306 NIAGARA LANE, #J04*

**Landmark Naples**

*Naples, Florida*



*For more information on this home, call our sales agent,  
Sheri Hardin*

**239-592-5959**

### Great Opportunity for a Naples Home

Great curb appeal. Close to main amenities. Enjoy your outdoor Florida time in the front raised, screened lanai. Nice sized home. Long driveway. Oversized storage shed with laundry. Good size kitchen. A/c recently serviced. New electric box. New hot water heater. Quick close. Get in on this opportunity at a low entry cost, make it your own, or make it a rental property. Palm Harbor home. Enjoy your resort-style community with all that Naples has to offer. World Class dining, shopping, theatres, only 2 miles to the beach, easy access to I-75, clean and well-kept, age qualified, community.

Square Footage *	1144 Sq. Ft.
Bedrooms	2
Baths	2

#### Community Features:

- Ballroom
- Billiards Room
- Boat & RV Storage
- Bocceball Court
- Clubhouse (2)
- Community Kitchen (2)
- Fitness Center
- Horseshoe Pit
- Laundry Facilities

**Enjoy Life at Its Best**

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Square footage is approximate and may include covered porches.

