

TO MARCO ↑

WINDSTAR

NAPLES BAY

TO MIAMI →

**PORT ROYAL**

↑ N

ORTH



**WORKMAN**  
 & ASSOCIATES INC. - SAULTON

(813) 262-8972 Fax: 727-333-3333  
 Office: 10000 Gulf Blvd., Suite 100  
 Naples, Florida 34108

GULF OF MEXICO

↑ TO PIER

GORDON DRIVE

PORT ROYAL BEACH CLUB

GORDON PASS

CHAMPNEY BAY

HOBOKEN COVE

FORBES BAY

HALT WOOD HARBOR

WINDSTAR

ADMIRALTY BAY

MAN OF WAR COVE

SMUGGLERS BAY

TREASURE COVE

JAMAICA CHANNEL

U.S. 41

HARBOR HEAD

BUCCAINEERS

BUNNAY BAY

WINDSTAR

GORDON PASS CHANNEL

GALLEON COVE

HIDDEN BAY

WINDSTAR

DOUBLOON BAY

OLD HARBOR CHANNEL

NORGANS COVE

WINDSTAR

CULI COVE

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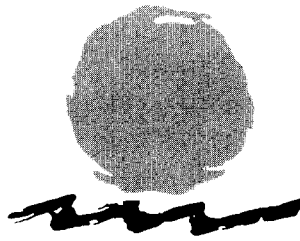
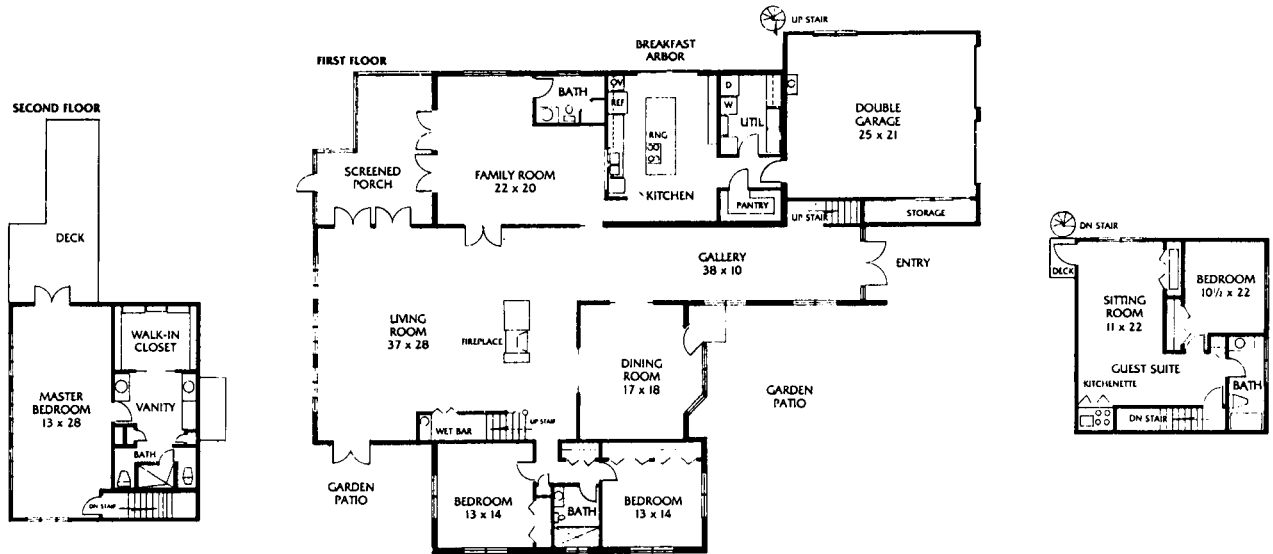
WINDSTAR

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**PARK SHORE  
PROPERTIES INC.**

4300 GULF SHORE BOULEVARD NORTH  
NAPLES, FLORIDA 33940

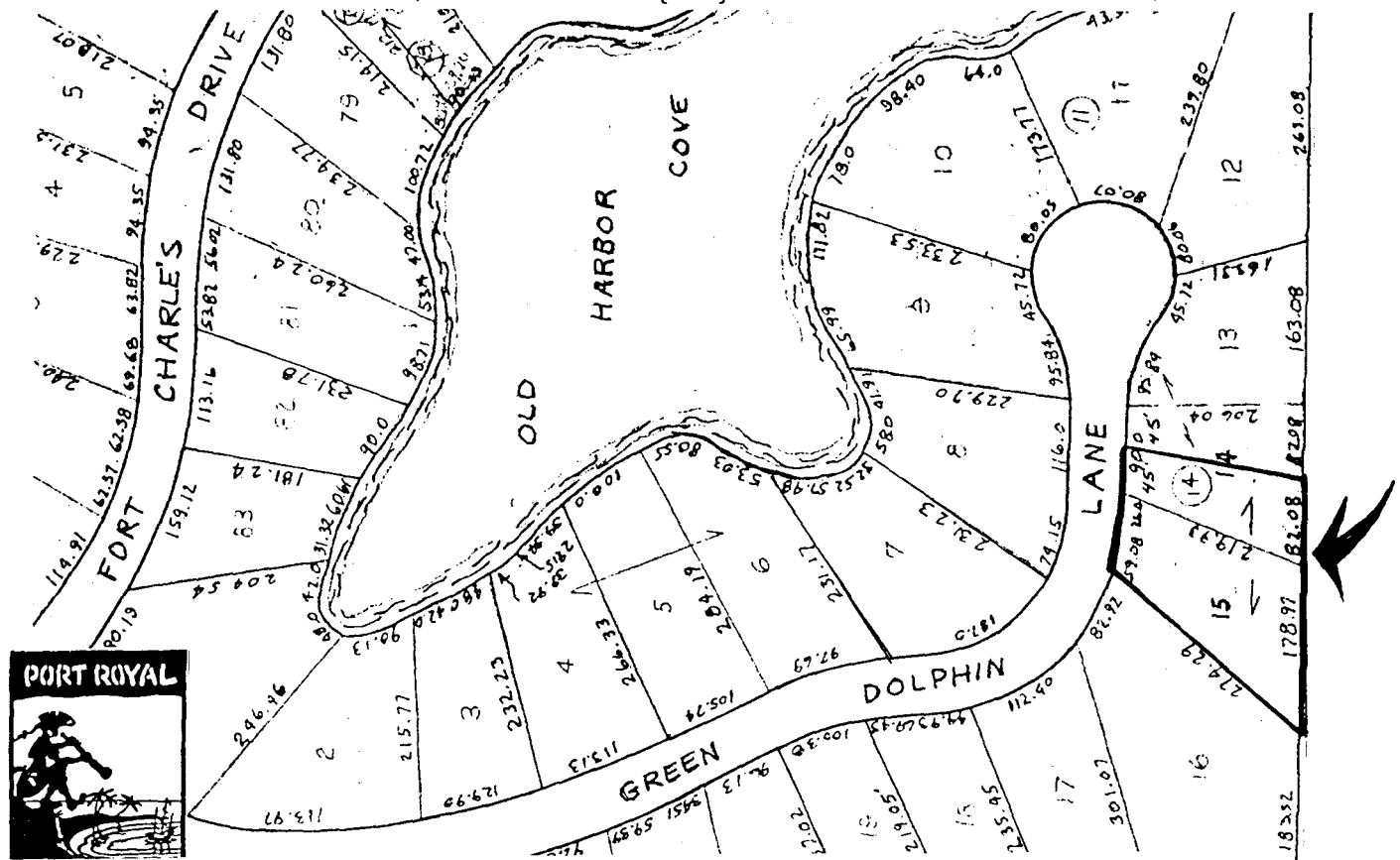
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# McKee · Munyan · Prew, inc.

REALTORS®

600 Fifth Avenue South • Naples, Fl. 33940 • (813) 263-0400 • Outside Florida 1-800-262-1737



LISTING NO.	ADDRESS	PRICE	OFF. NO
81535	Port Royal Green Dolphin Lane	\$495,000	MMPI

## McKee · Munyan · Prew, inc.

REALTORS®

400 Fifth Avenue South • Naples, Fl. 33940 • (813) 263-0400

**LEGAL:**

The West ½ of Lot 14 & all of Lot 15, Green Dolphin Lane Section, Port Royal; SubDivision Collier County, FL

Salesman's Initials CI

Own's Name	French
Taxes	\$3817 /19 87
Zoning	R1 - 15
Cash Down	All
Mortgages	-
Interest	-
Payments	-
Lot Dimensions	104x211x260x274
Electricity	Avail
TV Cable	Avail
Sewer	Avail
Water	Avail
Waterfront	No
Seawall	-
St. Paved	Yes
Terms	Purchase subject to Seller closing on Port Royal contract on or before 3/29/88

### PORT ROYAL

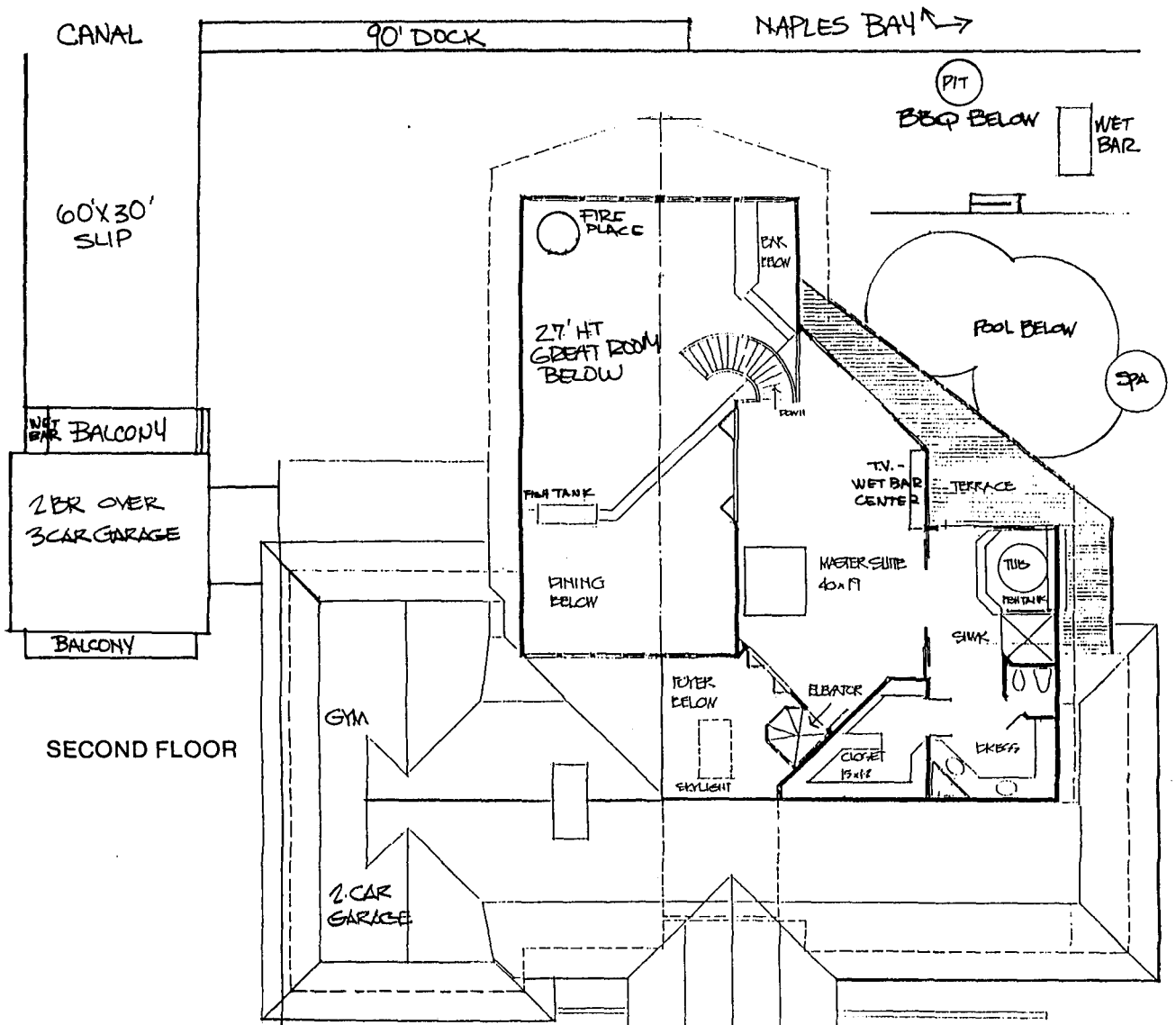
A rare and unusual offering: Large one and one-half Lot homesite on Green Dolphin Lane just a short stroll from Tennis courts, the Port Royal Club and the Beach.

Architect-Owner will offer full working plans for a very special residence designed for the site.

Membership in Port Royal Club available to purchaser with payment of \$15,000 transfer fee.

INFORMATION HEREIN IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED

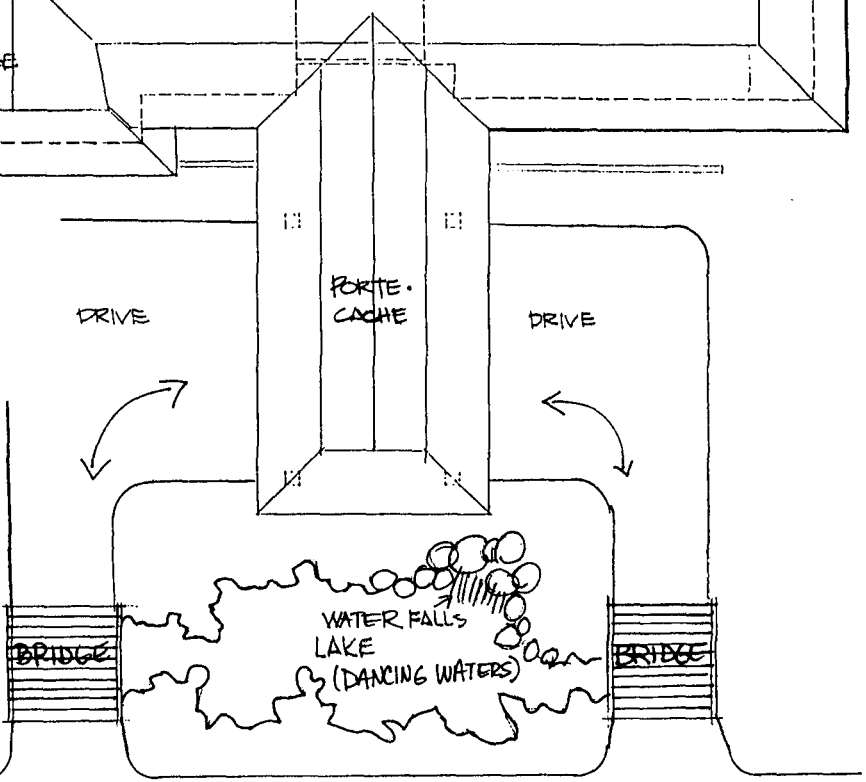




Another  
"WATERFRONT"

**"House"  
thru  
"Bouse"**

VISIT NOW...  
"OUR NEW"  
prestigious 3rd Street area office  
next to Barnett Bank at  
349-14th Avenue South.  
Welcome!



801 GALLEON DRIVE

**NEW**  
"ANOTHER CREATION" BY...  
WESTERN CHALLENGE DEV. INC.  
801 GALLEON DRIVE • PORT ROYAL

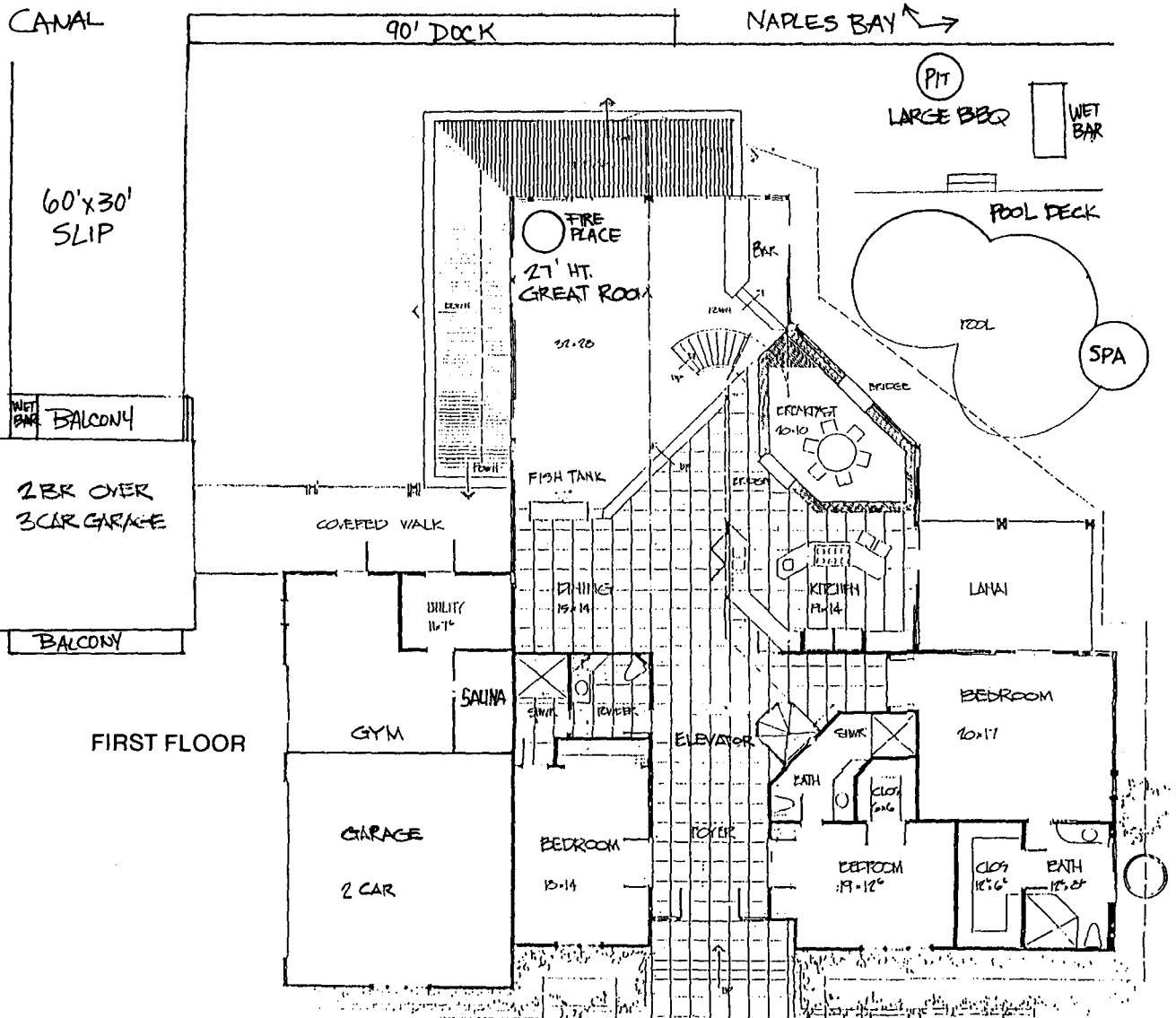
JERRY DE GENNARD • ARCHITECT  
DESIGN CONSULTANT



**Victor Hugo Bouse**  
REALTORS®, P.A.

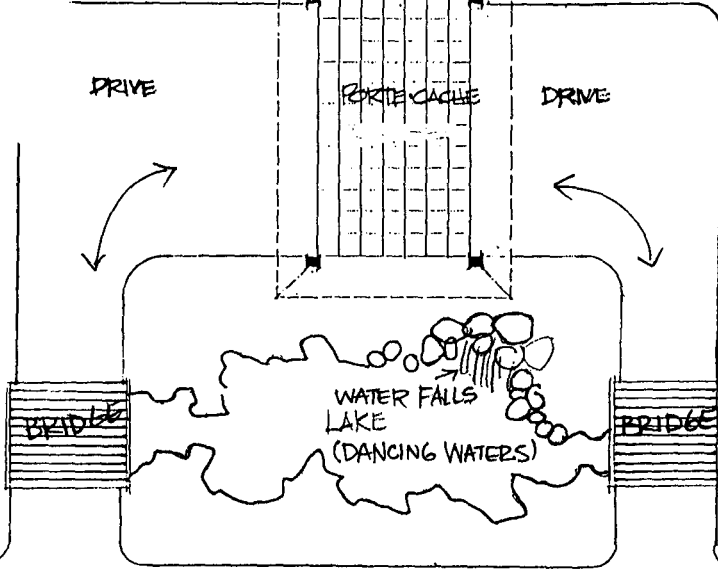
SECOND FLOOR

**PORT ROYAL**



Another  
"WATERFRONT"  
"House"  
thru  
"Bouse"

VISIT NOW...  
"OUR NEW"  
prestigious 3rd Street area office  
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349-14th Avenue South.  
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NEW  
"ANOTHER RECREATION" BY...  
WESTERN CHALLENGE DEV. INC.  
801 GALLEON DRIVE - PORT ROYAL

JERRY DE GENNARO - ARCHITECT  
DESIGN CONSULTANT

**Victor Hugo Bouse**  
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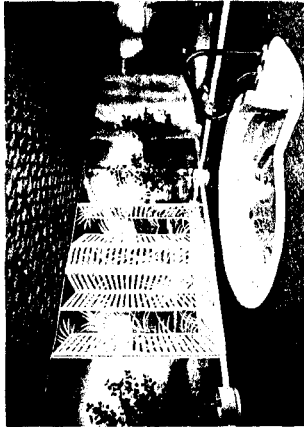
262-0552

FIRST FLOOR

**PORT ROYAL**



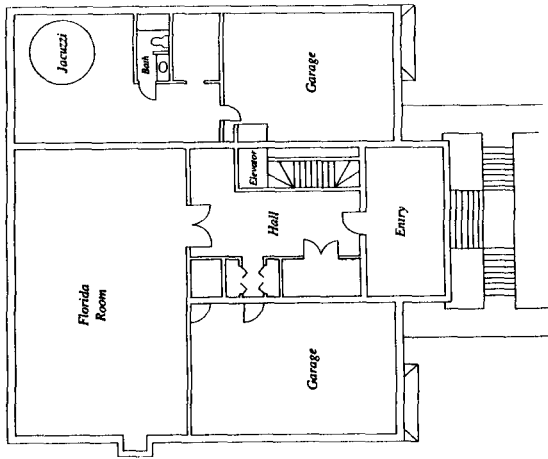
Nestled in among the stately Ficus hedges and Banyan trees in Port Royal, you are welcomed to 2525 Lantern Lane in Naples, Florida. This elegant residence was constructed in 1983 by Port Royal's premiere construction company, A. Vernon Allen, and from the first moment you enter the residence a sense of true quality and warmth unfold you.



The handsome foyer leading to the gallery assures you that a special place to call home awaits you. The second floor, where the bedroom suites and primary living areas are located, presents you with the master suite, a guest suite, library, formal dining room, eat-in kitchen, and exquisite living room. The floor plan of the home is such that the ease of movement and circulation from room to room is perfectly fluid, each room offering its own character and charm. The tremendous availability of natural lighting from the extensive use of Pella windows is guaranteed to please the aesthetically discerning tastes.

Offering almost 5800\* square feet of air conditioned living space, an indoor jacuzzi, an elevator, parquet flooring, two fireplaces, ten foot ceilings, a hand laid brick patio area with gazebo, and generously sized elegant rooms, this residence provides you with the best of both formal and informal living.

### First Floor

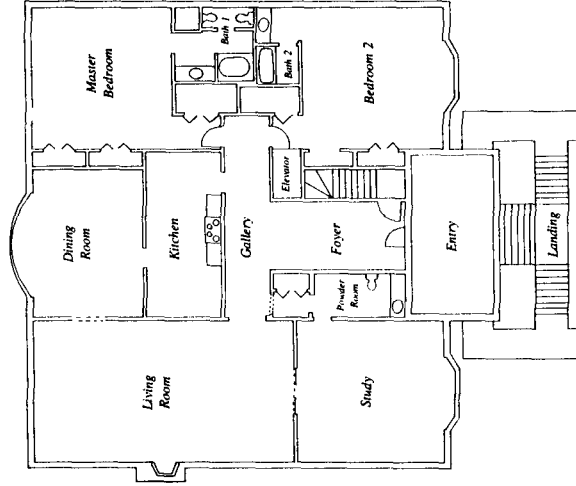


**First Floor Room Dimensions:**  
 Spa Room 18' x 20'  
 Florida Room 20' x 40'  
 Garage 18' x 24'  
 Garage 18' x 28'  
 Hall 9' x 24'

**Second Floor Room Dimensions:**  
 Living Room 35' x 19'2"  
 Study 19'3" x 20'  
 Dining Room 15'2" x 20'1"  
 Master Bedroom 19'2" x 19'2"  
 Bedroom 2 19'3" x 18'



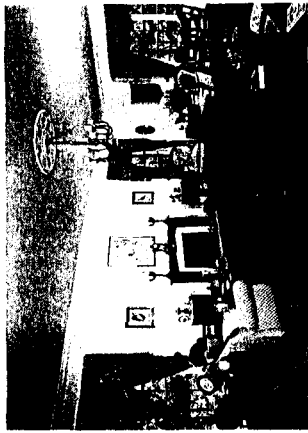
For those gorgeous, breezy Florida late afternoons and evenings, go downstairs and enjoy an evening outdoors on the brick patio. Or for those cooler evenings, open the Florida room and enjoy the warmth of a gentle fire in the fireplace as you listen to the wind easing through the Banyan trees. Perhaps you may prefer a refreshing and relaxing encounter with the heated, indoor, below ground jacuzzi; and, if such is your desire then consider your wishes met.



### Second Floor

All dimensions are approximate. The information herein is believed to be accurate but is not warranted.

The residence contains almost 5800 square feet of air-conditioned living space; however, since 2500 square feet of this air conditioned living space is located on the ground floor and is of nonconforming use according to current zoning regulations due to elevation requirements, we must represent that the air conditioned living space contained in the residence amounts to 3300 square feet or the total square footage on the main floor of the residence.



An Estate Sale Offered At  
**\$795,000.00**

For More Information Contact:  
 Christopher A. Braun  
 Realtor®



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