

You Asked, We Answered

Where is Harbour House located?

Harbour House is located at **1624 Gulf Shore Boulevard North, Naples, Florida 34102**, offering a prime coastal setting with direct access to the Gulf and nearby waterways.

Sales Gallery by Appointment Only:
3084 Tamiami Trail N. | 239-250-2043

How many residences are at Harbour House?

Harbour House is an **exclusive boutique condominium** consisting of **fourteen (14) luxury residences** across three buildings. Contact the Sales Gallery for current availability.

What are the sizes of the units at Harbour House?

NORTH BUILDING

Unit 201: 2,442 AC / 5,863 Total
Unit 202: 2,465 AC / 4,663 Total
Unit 203: 2,442 AC / 5,786 Total
Unit 301: 2,442 AC / 3,925 Total
Unit 302: 2,465 AC / 4,379 Total
Unit 303: 2,442 AC / 4,117 Total

WEST BUILDING

Unit 206: 2,174 AC / 4,196 Total
Unit 207: 2,174 AC / 4,196 Total
Unit 306: 2,174 AC / 5,307 Total
Unit 307: 2,174 AC / 4,109 Total

EAST BUILDING

Unit 204: 2,750 AC / 4,369 Total
Unit 205: 2,750 AC / 5,651 Total
Unit 304: 2,750 AC / 4,443 Total
Unit 305: 2,250 AC / 4,654 Total

What kitchen and interior finishes are included?

- Wolf & Sub-Zero appliance packages
- Custom cabinetry and natural stone countertops
- Wide-plank European white oak flooring
- Designer plumbing and lighting fixtures
- Low voltage smart home and lighting controls
- Level 5 drywall finish

Will there be natural gas in the community?

Yes, natural gas is available in each unit for the range and outdoor kitchen.

What are the unit prices?

Priced from **\$6.5 to \$10 million**, please contact the Sales Gallery for pricing on available units.

What is the deposit schedule?

15% at Contract, 25% at Notice of Commencement, and 15% at Dry-In Inspection.

What are the ceiling heights?

Interior ceiling heights range from nine feet six inches (9' 6") to ten feet six inches (10' 6").

What type of construction is used?

Harbour House Features:

- Masonry block construction
- Reinforced concrete slabs
- Impact-resistant windows and sliders
- Elevated mechanical systems
- Property is shoreward of LiMWA and CCA lines

What storm protection features are included?

Residences Include:

- Hurricane impact windows and doors
- Elevated living spaces (starting at 16' elevation and 5' above Base Flood Elevation)
- Backup Kohler generator power systems
- Non-permeable construction materials in garages and common areas

Are boat slips available? What size boats will the slips accommodate?

Yes, there are eleven (11) boat slips available that can accommodate up to a thirty-eight (38) foot boat with a maximum beam of eleven and a half (11.5) feet. Optional boat lifts are also available.

How large is the amenity pool?

The amenity pool is 1,035 square feet with a maximum depth of 4.5 feet. The amenity pool includes a sun shelf, in-water lounge chairs and LED-lit bubblers.

What is included in the Condominium Association Fee?

Building and Grounds Maintenance:

- Building and common area maintenance
- Weekly private pool and garden landscaping service
- Elevator maintenance
- Backup Kohler generator power systems
- Professional management service
- Reserve funding for all exterior building maintenance
- Flood insurance included at NFIP maximum limits

Detailed budgets and fee schedules are available from the Sales Gallery.

How close is the beach?

Harbour House is located directly across the street from Lowdermilk Park and its beaches.

Are pets allowed?

Yes, Harbour House is a pet-friendly community. Two (2) pets are allowed per unit with no weight restrictions. Breeds of pets that are prohibited by applicable law or considered too dangerous or a nuisance by the Board may not be permitted.

What amenities are available at Harbour House?

- Private two (2) car garages
- Individual pool and/or spa for each unit
- Individual outdoor garden retreat and entertaining area
- Private boat slips (limited availability)
- Private cabanas (limited availability)
- Resort-style amenity pool
- Overwater sundeck and lounge area
- Drink Rail overlooking Hurricane Harbor
- Kayak and paddle board launch
- Professionally landscaped grounds
- Lock-and-leave setup for maximum flexibility

The Sales Gallery can provide current availability and residence configurations.

What parking and storage is available at Harbour House?

- Each residence comes with an oversized private two (2) car garage on the ground level with ample storage for bikes, kayaks and paddle boards
- Each garage is wired for one (1) Electric Vehicle (EV) Level 2 Charger
- Each unit has a driveway located in front of the garage providing two (2) additional parking spaces
- Additional community guest parking spaces

Can we lease our home?

Yes, leasing is permitted subject to Board Approval. Units may be leased no more than (2) times in any calendar year with a minimum lease term of ninety (90) days and not to exceed one (1) year. The Board may approve the same lessee from year to year.

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Borelli
Borelli Construction of Naples