



THE LAURENTIANS of Naples *FAST FACTS*

Recent improvements...

- Tower roofs and mansards replaced 2017-2020
- Office building roof, trusses and mansard replaced 2024
- Garden area redesigned and rebuilt including new landscaping, lawn, irrigation, pavers, lighting and furniture 2017-2020
- Pool seating area redone with new landscaping, decking and furniture 2018-19
- Heated pool converted to salt water with new mechanicals 2018-2019
- First floor lobbies redecorated, new windows and doors 2017-2018
- Lower-level lobbies redecorated 2025 and facial recognition entry added
- Building exteriors refinished with STO and painted 2018
- Building entrance areas redone with travertine pavers 2019
- Fire pump and controls replaced 2019
- Garage roof decks reinforced and waterproof membrane 2019
- Garages repainted and garage floors poly coated 2020
- Fiber optic brought to building lobbies 2020

- Entry phone system replaced, and cameras added 2020
- Security cameras added to grounds 2024
- Water leak detection replaced in each unit 2024
- Grounds in front of buildings newly landscaped with Mexican Beach Pebbles, Sylvester Palms and decorative pots 2020
- Elevator modernization 2024-2025
- Elevator interiors updated mid 2025
- East Balconies refurbished and east façade painted 2022

Amenities...

- On the Gulf with 300 feet of beach front; with secure beach gates
- Situated on park-like 3.4 acres
- Two eight story buildings; only two units per floor
- Deeded garage parking spot
- Large surface parking lot for residents and guests
- Heated pool with community room and gas grill
- Garden area with patio seating and dining furniture
- Secured individual climate-controlled storage areas
- Bike and kayak storage
- Desirable Coquina Sands neighborhood; easy access to Fifth Ave S. and Third St. dining and shops
- Professionally managed by Castle Management (property manager and maintenance)

FAQ Rules and Regulations...

- No pets
- No Rentals
- No smoking in common areas
- Quarterly assessment \$11,750
- Capital reserves fully funded per statute requirements (Association may levy special assessments)

This FAQ is merely a summary of certain rules and regulations; a prospective buyer should read the condominium documents to assure a full understanding of all applicable rules, regulations and limitations.