

Cross Property 360 Property View

515 91st AVE N, Naples, FL 34108

Listing

Residential Income REALTOR Report



General Information
List Price: \$4,978,000
MLS#: 225084549
Address: 515 91ST AVE N
 NAPLES, FL 34108
GEO Area: NA03 - Naples Park Area
County: Collier
Status Type: Resale Property
List \$/Unit Tot Sqft: \$721.24
Tot Apprx. Liv Area: 6,902
Property ID: [62838760000](#)
Lot: 20
Block/Bldg:
Building Design: Duplex
Zoning: RMF-6
Legal Desc: NAPLES PARK UNIT 6 BLK 46 LOTS 20 + 21
Listing Broker: [Florida Foundation Realty, LLC](#)

ML# 225084549
Status: Active (12/23/25)
Property Class: Residential Income
Subdivision: NAPLES PARK
Development: NAPLES PARK
Sec/Town/Rng: 28/48/25
Legal Unit: 0
DOM: 58
CDOM: 58
Year Built: 2024

Detailed Property Information

Property Information: Perfectly situated within less than ¼ mile from Vanderbilt beach, this modern coastal, 2-story duplex was completed in 2024 by McGarvey Custom Homes. Located on the west end of Naples Park, these two stunningly spacious units (515 & 519), are joined only by a common garage wall. Each two-level residence boasts 4 bedrooms, 4.5 baths and an open concept floor plan with high ceiling kitchen, dining and great room. Both units have their own two car garages, front and rear balconies, and separate heated pools and outdoor entertainment areas. This newer construction duplex is tastefully furnished, blending both contemporary design and everyday comfort, all with no HOA limitations. Excellent location, walking distance to Vanderbilt Beach and Ritz Carlton and just minutes away from Mercato and Waterside shops. This Naples Park duplex with 6,902 sf under air is located at 515 & 519 91st Avenue North, Naples, FL and currently priced at \$4,978,000.

Private Pool: Yes/Below Ground, Heated Electric
Private Spa: No
Building Style: Contemporary, Duplex, Multi-Story Home
Units In Building: 2
Amenities: Internet Access, Other
Boat Access: None
Cooling: Ceiling Fans, Central Electric
Heat: Central Electric
Gas YN: No
Gas Description:
Construction: Concrete Block, Elevated
Flooring: Vinyl
Irrigation: Reclaimed
Lot Desc.: Regular
Road: County Maintained, Paved Road
Roof: Metal
Tenant Pays: Cleaning Fee, Departure Cleaning

Lot Size (acres): 0.290
Total Buildings: 1
Cable: Yes
Elevator: None
Approx. Lot Size: 100x127x100x127 - Architectural Plans
Community Type: Non-Gated
Golf Type:
Exterior Finish: Stucco
Exterior Features: Fence, Patio, Privacy Wall
Sewer: Central
Water: Central
Windows: Impact Resistant
Waterfront Desc.: None
Gulf Access: No

Unit Information

Bedrooms	Full Baths	Half Baths	Approx Living Area	Garage Spaces	Carport Spaces	Furnished	Efficiency	Monthly Gross Inc	Parking
4 Bed	4	1	3,451	2	0	Furnished	No	\$15,000	

Equip Incl: Auto Garage Door, Cable Available, Ceiling Fan(s), Cooktop, Dishwasher, Disposal, Double Oven, Dryer, Microwave, Refrigerator/Ice, Security Syst
Rooms: Balcony, Florida Room, Laundry in Residence, Open Lanai/Porch

4 Bed	4	1	3,451	2	0	Furnished	No	\$15,000	
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Financial/Transaction Information

Total Tax Bill: \$6,954
Tax Year: 2024
Tax Description: County Only, No Homestead
Tax District Type: Not Applicable

Annual Net Op Inc: \$0
Gross Op Inc:
Gross Rent Inc: \$145,000
Other Income:

Special Info: Elevation Certificate, Seller Disclosure Available
Subject to FIRPTA: No
Subject To Lease YN: Yes
Lease Description: Short Term
Lease Expiration Date: 2026-05-01

Info Available: Other See Remarks
Terms: Cash Only
Possession: At Closing
Ownership Interest: Listing Agent has No Interest
Transfer Fee:
Other Fee: \$0
Annual Total Exp: \$0

Office Information

Office Code: NFLFR
Office Name: [Florida Foundation Realty, LLC](#)
Office Address: 6220 Taylor Rd Suite 103
 Naples FL, 34109
Office Ph: 239-293-2671
Office Fax:
Board: Naples

Agent ID: N638328
Agent Name: [Jacob Stephens](#)
Agent Phone: 239-784-7116
Agent Fax:
Agent Email: jake@ffrealty.net
Attribution Contact:

Settlement Agent Information

Name: Roger B. Rice, Esq
Address: 9010 Strada Stell #207, Naples, FL 34109
Phone: 239-593-1002
Email: roger@attrogerrice.com

Listing Information

Owner Name: JAKS LLP
Auction: No

Appointment Req.: Yes
Appointment Phone: 239-784-7116
Target Marketing: Yes
Delayed Distri YN: No
Listing on Internet: Yes
Address on Internet: Yes
Blogging: No
AVM: No
Contract Closing Date:

Foreclosed (REO): No
Potential Short Sale: No
Joint Agency: No

Listing Date: 12/23/25
Date Expiration: 03/31/26
Source Of Measurements: Previous Appraisal
Internet Sites: Broker Reciprocity, Homes.com, ListHub, NaplesArea.com, Realtor.com

Showing Inst.: 24 Hour Notice, Call Listing Agent, No Same Day Showings, Tenant Occupied
Listing Type: Exclusive Right to Sell
Is there a sign on the property with Seller contact information: No
Contact Seller for showing: No
Listing Broker available on contract presentation and negotiations: Yes
Listing Broker will perform post contract services: Yes
Limited Service Listing: No

Confidential Information

ML# 225084549

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Driving Directions

ML# 225084549

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