

Cross Property 360 Property View

515 91st AVE N Unit#2 EAST, Naples, FL 34108

Listing

Residential REALTOR Report



General Information
List Price: \$2,415,000
MLS#: 226023016
Address: 515 91ST AVE N #2 EAST
 NAPLES, FL 34108
GEO Area: NA03 - Naples Park Area
County: Collier
Status Type: Resale Property
List Price/Sqft: \$699.80
Property ID: [74890050047](#)
Furnished: Furnished
Approx. Living Area: 3451 - Architectural Plans
Approx. Total Area: 3451 - Architectural Plans
Building Design: Low Rise (1-3)
Listing Broker: [Florida Foundation Realty, LLC](#)

ML# 226023016
Status: Active (06/11/26)
Property Class: Residential
Subdivision: NAPLES PARK
Development: NAPLES PARK
DOM: 1
CDOM: 1
Bedrooms: 4 Bed
Baths: 5 (4 1)
Den/Flex: No
Year Built: 2024
County Permit #:

Recent: 06/15/2026 : New Listing

Detailed Property Information

ML# 226023016

Property Information: Steps to Shore – A Luxury Duplex converted to Condominium Units Experience exceptional coastal luxury just steps from Vanderbilt Beach. Completed in 2024 by McGarvey Custom Homes, this stunning modern coastal property duplex has been thoughtfully reestablished as a two-unit residential condominium, offering a rare opportunity to own one of two identical luxury residences on the coveted west end of Naples Park. Each spacious two-story residence features approximately 3,451 square feet under air, with 4 bedrooms, 4.5 bathrooms, and an open-concept floor plan designed for effortless indoor-outdoor living. Soaring ceilings, a designer kitchen, expansive great room, and elegant dining area create a bright and inviting living environment that perfectly balances sophistication and comfort. Designed for privacy, the two residences are connected only by a common garage wall. Each home enjoys its own private entrance, two-car garage, front and rear balconies, heated swimming pool, and beautifully appointed outdoor entertainment area. Each unit is designed to live like a private single-family home. Offered tastefully furnished, these residences showcase contemporary coastal design and quality craftsmanship throughout. With no traditional HOA lifestyle restrictions, owners enjoy exceptional flexibility in one of Naples' most sought-after beachside neighborhoods. Ideally located less than a quarter mile from Vanderbilt Beach, residents can walk to the Ritz-Carlton and are just minutes from the upscale shopping, dining, and entertainment destinations of Mercato and Waterside Shops. Unit #1 West (515) and Unit #2 East (519) are identical in size, design, and finishes, providing buyers with the opportunity to select either residence while enjoying the same exceptional floor plan, amenities, and luxury lifestyle. Each condominium unit is currently priced at \$2,415,000.

Ownership: Condo
Lot Size: .29 (acres) / 12,632 (sqft) - Architectural Plans
Cable: Yes

Pets: No Approval Needed
Pets - Max. Weight:
Pets - Max. Number:
Pets - Breed Limits:
Pets - Other Limits:
Approx. Lot Size: 100x127x100x127 - Architectural Plans
Gulf Access Type:
Windows: Impact Resistant
Exterior Finish: Stucco
Community Type: Non-Gated
Golf Type:
Golf MembershipYN: No
Golf Membership Type:
Heating: Central Electric
Gas YN: No
Gas Description:

Guest House L.A.:
Guest House Desc:
Elementary School:
Middle School:
High School:
Flooring: Vinyl
Cooling: Central Electric
Floor Plan Type: 2 Story
Kitchen: Built-In Desk, Island
Private Pool: Yes/Below Ground, Concrete, Heated Electric
Private Spa: No
View: Landscaped Area, Partial Buildings
Amenities: Beach Access, See Remarks
Bedroom: Master BR Ground
Dining: Breakfast Bar, Dining - Family
Equipment: Auto Garage Door, Cooktop - Electric, Dishwasher, Disposal, Double Oven, Dryer, Microwave, Refrigerator/Freezer, Security System, Self Cleaning Oven, Smoke Detector, Washer
Exterior Features: Fence, Patio, Privacy Wall, Sprinkler Auto
Interior Features: Bar, Built-In Cabinets, Cathedral Ceiling, Internet Available, Smoke Detectors, Walk-In Closet, Window Coverings
Master Bath: Dual Sinks, Separate Tub And Shower
Additional Rooms: Balcony, Loft, Open Lanai/Porch
Parking: 2 Assigned, Deeded, Driveway Paved
Road: Paved Road
Restrictions: None
Security: Alarm Monitored, Entry Keypad, Garage Secured
Storm Protection: Impact Resistant Doors, Impact Resistant Windows

Unit/Bldg. Information

ML# 226023016

Building #:
Total Floors in Property: 2
Total Building Floors: 2
Unit Floor: 1
Units in Building: 1
Garage: Attached
Garage Spaces: 2
Units in Complex: 2
Building Style: 2 Story, Duplex
Construction: Concrete Block, Elevated
Roof: Metal
Elevator: None
Carport:
Carport Spaces: 0

Builder Product: No
Builder Name:

Lot Information

ML# 226023016

Waterfront: No
Gulf Access: No
Canal Width: None
Rear Exposure: N
Sec/Town/Rng: 28/48/25
Legal Unit: 1WEST
Subdivision #: 511300
Zoning: RMF-06
Legal Desc: NAPLES PARK UNIT 6 BLK 46 LOTS 20 + 21
Waterfront Descrip.: None
Boat/Dock Info: None
Water: Central
Sewer: Central
Irrigation: Reclaimed
Lot Description: Oversize
Lot: 20
Block/Bldg: 46

Room Information

ML# 226023016

Room Type	Room Dimensions	Room Type	Room Dimensions	Room Type	Room Dimensions	Room Type	Room Dimensions
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Financial/Transaction Information

ML# 226023016

Total Tax Bill: \$11,246
Tax Year: 2025
Tax Desc: County Only, No Homestead
Tax District Type: Not Applicable
Terms: Cash Only
Possession: At Closing
Approval: None
Management: Condo

HOA Description:
Association Mngmt Phone: 239-593-1002
Recurring Fees:
HOA Fee: \$0
Master HOA Fee: \$0
Condo Fee: \$1,978 Quarterly
Spec Assessment: \$0

Maintenance: Insurance, Legal/Accounting, Other, Reserve
Special Info:
Num of Leases/Yr:
Min. Days Of Lease:
Subject to FIRPTA: No
HousingForOlderPersons: No
Subject To Lease YN: Yes
Lease Description: Short Term
Lease Expiration Date: 2026-12-31
Ownership & Leasing: No
Seller Flood Ins YN: No
Ownership Interest: Listing Agent has No Interest

Other Fee: \$0
Land Lease: \$0
Annual Food & Beverage Minimum: \$0
Mandatory Club Fee: \$0
Rec. Lease Fee: \$0
Total Annual Recurring Fees: \$7,912
One Time Fees
Mandatory Club Fee: \$0
Land Lease: \$0
Rec. Lease Fee: \$0
Other Fee: \$0
Spec Assessment: \$0
Transfer Fee: \$0
Application Fee: \$0
Total One Time Fees: \$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:

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Settlement Agent Information

Name: Roger B. Rice, Esq.
Address: 9010 Strada Stell Court #207, Naples, FL 34109

Phone: 239-593-1002
Email: roger@attrogerrice.com

Listing Information

Owner Name: Jaks Llp
Auction: No
Foreclosed (REO): No
Potential Short Sale: No
Joint Agency: 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:

ML# 226023016

Listing Date: 06/11/26
Date Expiration: 12/31/26
Source Of Measurements: Architectural Plans
Internet Sites: Broker Reciprocity, Homes.com, ListHub, NaplesArea.com, Realtor.com
Showing Inst.: 24 Hour Notice, Call Listing Agent, Email Listing Agent, Tenant Occupied
Listing Type: Exclusive Right to Sell
Is there a sign on the property with Seller contact information: Yes
Contact Seller for showing: Yes
Listing Broker available on contract presentation and negotiations: Yes
Listing Broker will perform post contract services: Yes
Limited Service Listing: No

Confidential Information

The subject units are currently under a short-term/seasonal rental agreement. Please note that site visits are not permitted without the presence of the listing agent.
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ML# 226023016

Driving Directions

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Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.

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