Florida Foundation Realty, LLC

LUXURY PROPERTIES

Presented by:

Jacob Stephens
Cell Phone: 239.784.7116
Office: 239.293.2671
Email: jake@ffrealty.net
Website: 515naplespark..com

515 91st Avenue North, Naples, FL 34108 | Unit #1 West - $2,277,000 | Unit #2 East - $2,277,000

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.

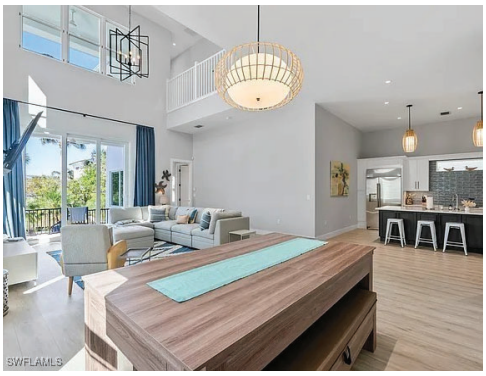
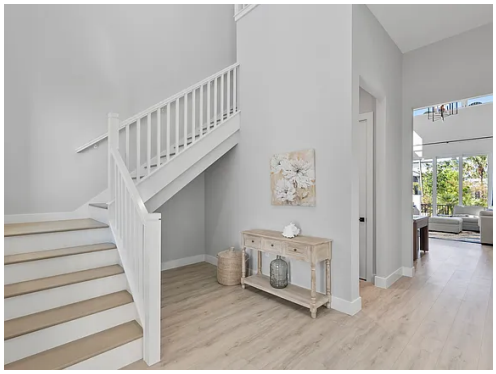
Each spacious two-story residence features approximately 3,451 square feet under air, with 4 bedrooms, 4.5 bathrooms, and an open-concept floor plan designed for effortless indoor-outdoor living. Soaring ceilings, a designer kitchen, expansive great room, and elegant dining area create a bright and inviting 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.

Steps to Shore - Individual Unit Property Features:

- **Property Type:** Low Rise Condominium
- **Development:** Naples Park
- **Bedrooms:** 4
- **Baths:** 4 full / 1 half
- **Style:** 2 Story
- **Year Built:** 2024
- **Garage:** 2.00 Attached
- **Heating:** Central Electric
- **Cooling:** Central Electric -Zoned
- **Approx Sq. Feet:** 3,451 sq.ft.
- **Gross Lot Acreage:** 0.29
- **Lot Desc:** Regular
- **View:** Street
- **Community Type:** Non-Gated
- **Water Front:** No
- **Private Pools:** Yes
- **Pet Policy:** No Approval Needed
- **Est. Taxes:** $11,246
- **Condo Assoc. Dues:** $1,978 (Quarterly)
- **Website: https://www.515naplespark.com**
- **MLS -** #226023015 (#1 West) | #226023016 (#2 East)