

Comparative Market Analysis



519 95th Avenue North, Naples, Florida 34108

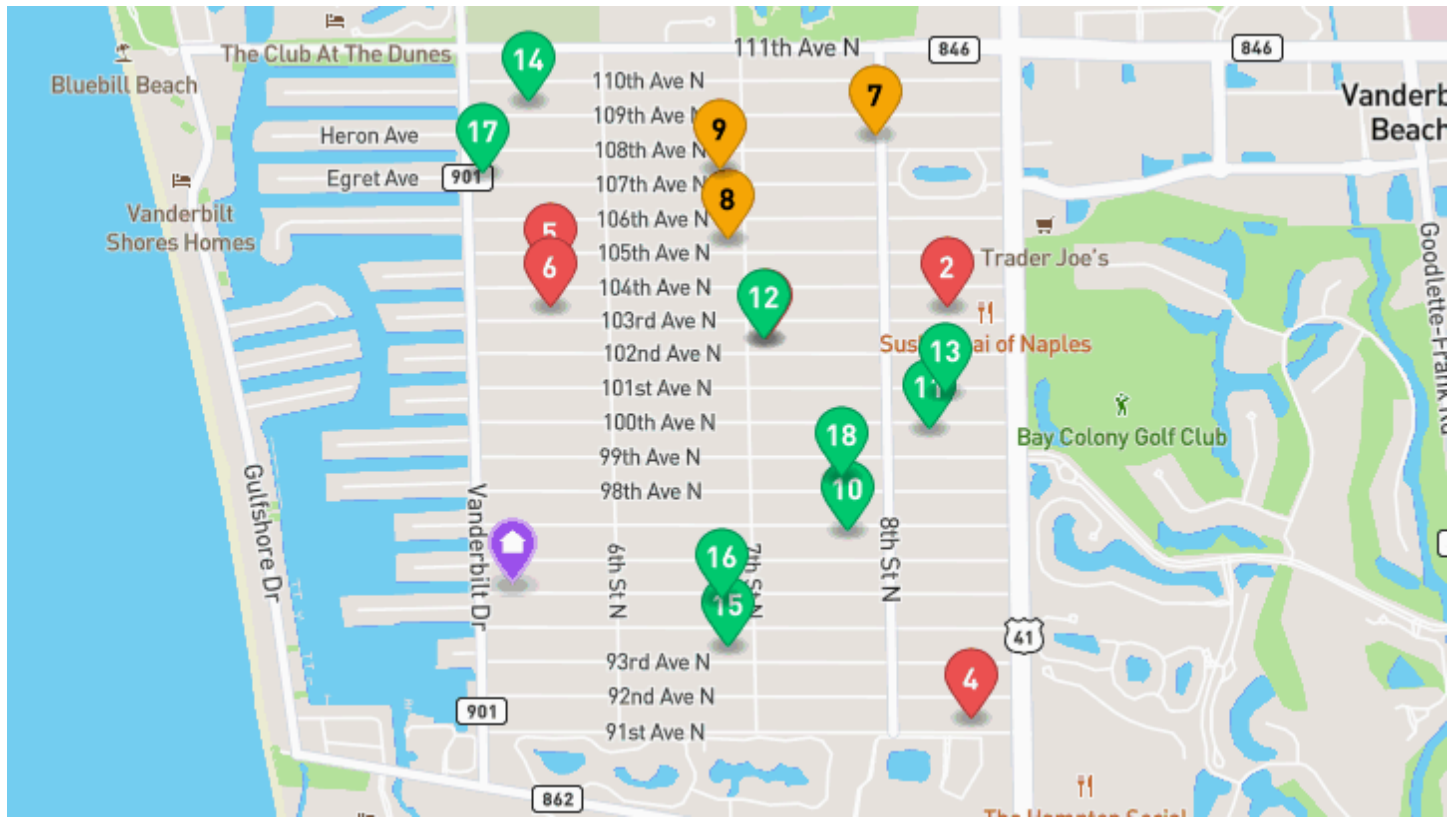
Naples Park New Construction Market

JULY 13, 2023

Janet Berry, PA

Janet Berry Luxury Home Team at Premiere Plus Realty

Map of Comparable Listings



STATUS: ● = SOLD ● = PENDING ● = PENDING WITH CONTINGENCIES ● = ACTIVE

MLS #	STATUS	ADDRESS	BEDS	BATHS	SQFT	PRICE
1	Subject	519 95th Ave N	3	4.00	3,000	-
2	●	845 103rd Ave N	4	3.00	1,983	\$1,210,000
3	●	711 102nd Ave N	4	3.00	2,208	\$1,085,498
4	●	853 91st Ave N	4	3.00	2,090	\$1,300,000
5	●	553 104 Th Ave N	4	3.00	1,970	\$2,025,000
6	●	555 103 Rd Ave N	4	3.00	1,900	\$1,550,000
7	●	799 108th Ave N	4	3.00	2,090	\$1,490,000
8	●	689 105th Ave N	4	3.00	2,227	\$1,640,000
9	●	685 107th Ave N	4	3.00	2,245	\$2,150,000
10	●	770 97th Ave N	4	3.00	1,970	\$2,199,000
11	●	828 100th Ave N	4	4.00	1,926	\$2,400,000
12	●	675 100th Ave N	5	3.00	2,208	\$2,049,990
13	●	844 101st Ave N	4	5.00	3,017	\$2,750,000

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14	222080898	A	543 109th Ave N	4	4.00	1,946	\$2,400,000
15	223010274	A	681 93rd Ave N	4	3.00	2,045	\$2,250,000
16	222034072	A	678 95th Ave N	4	4.00	2,725	\$1,950,000
17	223030828	A	507 107th Ave N	4	4.00	3,600	\$5,297,500
18	223013601	A	767 98th Ave Ave N	3	3.00	2,160	\$1,850,000

Summary of Comparable Properties

S SOLD LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
845 103rd Ave N	6/2/23	4	3.00	1,983	\$1,210,000	\$610
711 102nd Ave N	1/20/23	4	3.00	2,208	\$1,085,498	\$492
853 91st Ave N	6/2/23	4	3.00	2,090	\$1,300,000	\$622
553 104 Th Ave N	3/3/23	4	3.00	1,970	\$2,025,000	\$1,028
555 103 Rd Ave N	6/8/23	4	3.00	1,900	\$1,550,000	\$816
Averages				2,030	\$1,434,099	\$714

P PENDING LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
799 108th Ave N	-	4	3.00	2,090	\$1,490,000	\$713
689 105th Ave N	-	4	3.00	2,227	\$1,640,000	\$736
685 107th Ave N	-	4	3.00	2,245	\$2,150,000	\$958
Averages				2,187	\$1,760,000	\$802

A ACTIVE LISTINGS

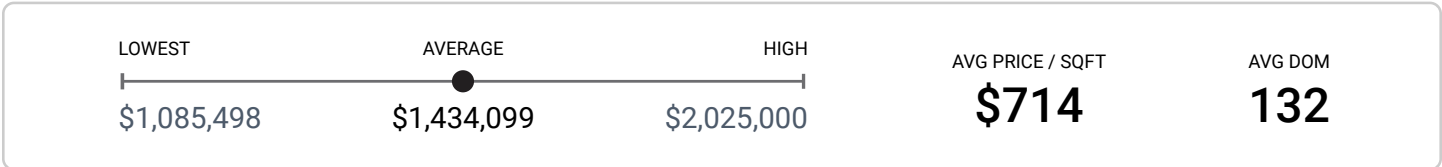
ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
770 97th Ave N	-	4	3.00	1,970	\$2,199,000	\$1,116
828 100th Ave N	-	4	4.00	1,926	\$2,400,000	\$1,246
675 100th Ave N	-	5	3.00	2,208	\$2,049,990	\$928
844 101st Ave N	-	4	5.00	3,017	\$2,750,000	\$912
543 109th Ave N	-	4	4.00	1,946	\$2,400,000	\$1,233
681 93rd Ave N	-	4	3.00	2,045	\$2,250,000	\$1,100
678 95th Ave N	-	4	4.00	2,725	\$1,950,000	\$716
507 107th Ave N	-	4	4.00	3,600	\$5,297,500	\$1,472
767 98th Ave Ave N	-	3	3.00	2,160	\$1,850,000	\$856
Averages				2,399	\$2,571,832	\$1,064

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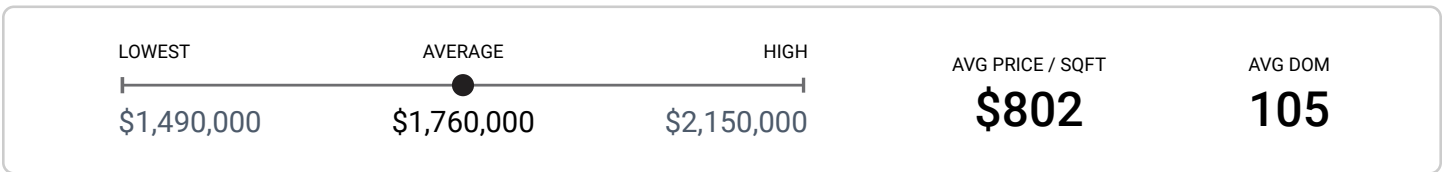
Janet Berry Luxury Home Team at Premiere Plus Realty

Comparable Property Statistics

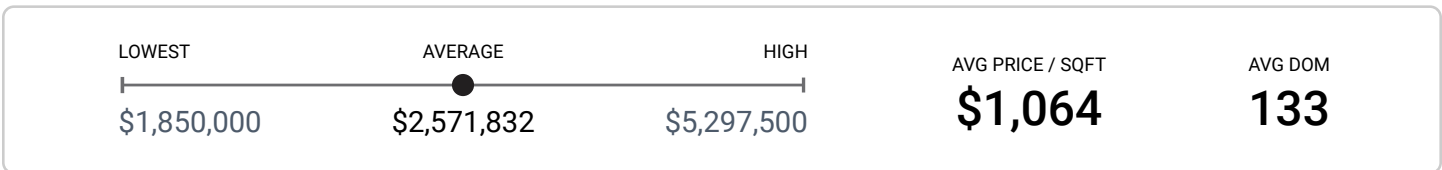
S 5 Sold Listings



P 3 Pending Listings



A 9 Active Listings



Sold Property Analysis

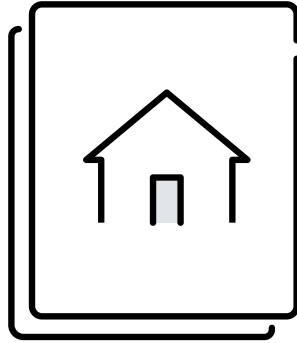
Averages

87.90%
Homes sold for an average of 87.90% of their list price.

132 Days on market
It took an average of 132 days for a home to sell.

Analysis

ADDRESS	ORIG LIST PRICE	SOLD PRICE	% OF ORIG LIST PRICE	DOM	\$ PER SQFT
845 103rd Ave N	\$2,100,000	\$1,210,000	57.62%	341	\$610
711 102nd Ave N	\$959,990	\$1,085,498	113.07%	32	\$492
853 91st Ave N	\$1,375,000	\$1,300,000	94.55%	10	\$622
553 104 Th Ave N	\$2,195,000	\$2,025,000	92.26%	143	\$1,028
555 103 Rd Ave N	\$1,890,000	\$1,550,000	82.01%	133	\$816
Averages	\$1,703,998	\$1,434,100	87.90%	132	\$714



Listings

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845 103rd Ave N Naples, FL 34108

MLS #222025757

\$1,210,000

SOLD 6/2/23

4 Beds 3.00 Baths

Year Built 2022

1,983 Sq. Ft. (\$610 / sqft)

Days on market: 341



Details

Prop Type: Single Family
County: Collier
Area: Collier
Full baths: 3.0
Acres: 0.15
Lot Size (sqft): 6,534

Garages: 2.0
List date: 4/5/22
Sold date: 6/2/23
Off-market date: 6/2/23
Updated: Jun 6, 2023 9:34 AM

List Price: \$1,275,000
Orig list price: \$2,100,000
High: BARRON COLLIER HIGH SCHOOL
Middle: PINE RIDGE MIDDLE SCHOOL

Elementary: NAPLES PARK ELEMENTARY SCHOOL

Features

Amenities: BBQ - Picnic
Community Type: Non-Gated
Construction: Concrete Block
Cooling: Ceiling Fans, Central Electric

Equipment: Auto Garage Door, Cooktop - Electric, Dishwasher, Grill - Gas, Range, Refrigerator/Freezer, Self Cleaning Oven, Smoke Detector
Exterior Features: Fence
Garage Desc: Attached

Heat: Central Electric
Interior Features: Built-In Cabinets, Fire Sprinkler, Smoke Detectors, Walk-In Closet
Lot Desc: Regular

Private Pool Desc: Below Ground
Sewer: Central
View: Landscaped Area, None/Other, Pool/Club
Water: Central
Waterfront Desc: None

Remarks

Lowest priced New Construction in Naples Park!! House ready to move-in. A very thoughtful layout that accommodates 4bdr 3 bath with a 2 car garage by the 2 car carport and a summer kitchen and pool in the backyard. Custom kitchen

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cabinets with quartz counter tops ending in a waterfall style design. Double sink and shower tower in the master bathroom. Beautiful Carrara design porcelain 24x48 tiles throughout the house. High ceilings with coffered design. Impact windows and doors. A Great home for investment doing short term rentals due to its proximity to the beach and neighborhood or to use it as a second or primary home.

Courtesy of Miami Realty Solution Group

Information is deemed reliable but not guaranteed.

845 103rd Ave N

Naples, FL 34108

MLS #222025757

\$1,210,000

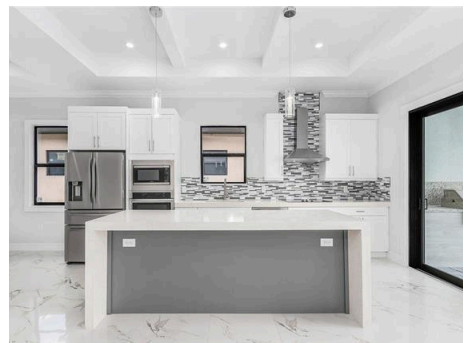
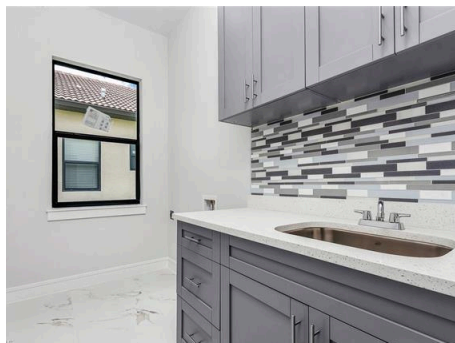
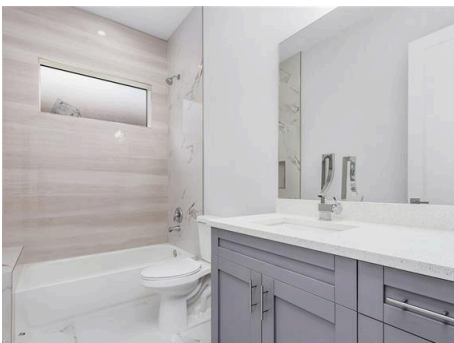
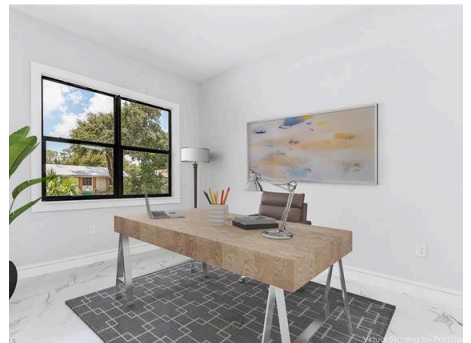
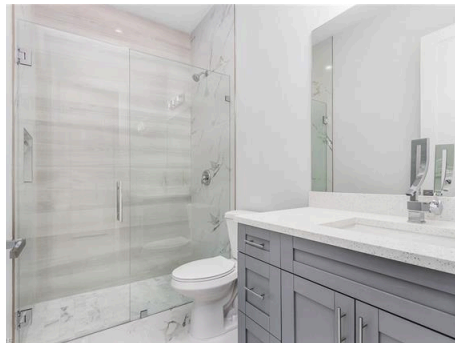
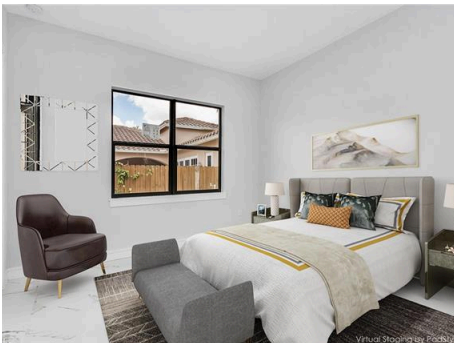
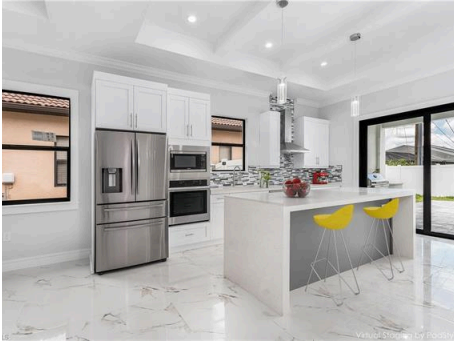
SOLD 6/2/23

4 Beds 3.00 Baths

Year Built 2022

1,983 Sq. Ft. (\$610 / sqft)

Days on market: 341



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711 102nd Ave N Naples, FL 34108

MLS #221001338

\$1,085,498

SOLD 1/20/23

4 Beds 3.00 Baths

Year Built 2021

2,208 Sq. Ft. (\$492 / sqft)

Days on market: 32



Details

Prop Type: Single Family

County: Collier

Area: Collier

Full baths: 3.0

Acres: 0.15

Lot Size (sqft): 6,534

Garages: 2.0

List date: 1/6/21

Sold date: 1/20/23

Off-market date: 1/20/23

Updated: Jan 20, 2023 7:51 AM

List Price: \$959,990

Orig list price: \$959,990

High: BARRON COLLIER HIGH SCHOOL

Middle: PINE RIDGE MIDDLE SCHOOL

Elementary: NAPLES PARK ELEMENTARY SCHOOL

Features

Amenities: None

Community Type: Non-Gated

Construction: Concrete Block

Cooling: Central Electric

Equipment: Auto Garage Door, Dishwasher, Disposal, Dryer, Grill - Gas, Microwave, Range, Refrigerator/Freezer, Refrigerator/Icemaker, Self Cleaning Oven, Smoke Detector, Washer

Exterior Features: Fence, Outdoor Kitchen, Outdoor Shower, Patio, Sprinkler Auto

Garage Desc: Attached

Heat: Central Electric

Interior Features: Built-In Cabinets, Cable Prewire, Internet Available, Laundry Tub, Smoke Detectors, Tray Ceiling, Walk-In Closet

Lot Desc: Regular

Private Pool Desc: Below Ground, Concrete, Custom Upgrades

Sewer: Central

View: None/Other

Water: Central

Waterfront Desc: None

Janet Berry, PA

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Remarks

Own One Of The Newest, Nicest Homes In All Of Naples Park Just Blocks From Vanderbilt Beach! Pick Your Finishes And Make This Home Your Own. Northern Exposure, Low On 700 Block. This High Quality Home Will Be Constructed By One Of Naples Park Premier Home Builders. This Custom Home Features 4 Bedrooms Plus a Den, 3 Full Bathrooms, 2 Car Garage, Pool With Spillover Spa, Outdoor Kitchen, and A Spectacular Gourmet Kitchen With BOSCH Stainless Steel Appliance Package, Quartz Countertops With Mitered Waterfall Edges, Perfect For Entertaining. Volume Custom Tray Ceilings And 24' Porcelain Tile Throughout The Home With Luxury Vinyl Plank Flooring In Bedrooms. The Owners Suite Is Fit For The Most Demanding Of Homeowners With Custom Tray Ceiling And Private Access To Lanai and Pool Area. Owners Suite Also Has Huge Walk In Closet and The Stunning Bath Has Separate Sinks, Vanity And Shower With Frameless Shower Enclosure. Laundry Room Has Front Load Washer And Dryer and Also Has Sink. This Great Home Also Has A Private Fenced Yard! Impact Windows and Doors. I Could Go On And On. All This and Just 1.5 Miles To The World Famous Vanderbilt Beach!

Courtesy of MVP Realty Associates LLC

Information is deemed reliable but not guaranteed.

711 102nd Ave N

Naples, FL 34108

MLS #221001338

\$1,085,498

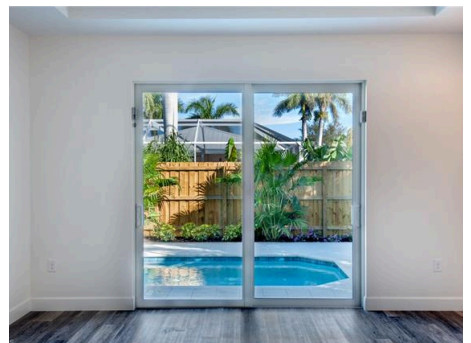
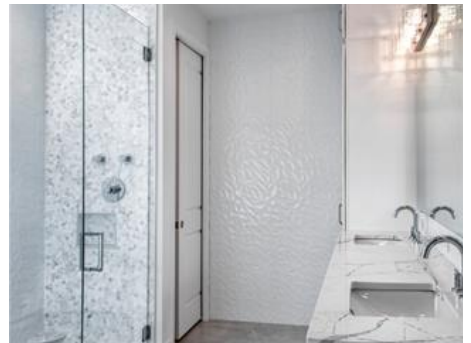
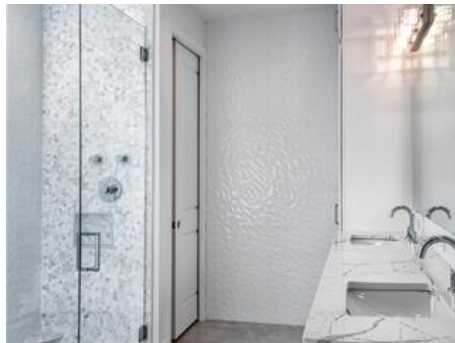
SOLD 1/20/23

4 Beds 3.00 Baths

Year Built 2021

2,208 Sq. Ft. (\$492 / sqft)

Days on market: 32



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853 91st Ave N Naples, FL 34108

MLS #223032568

\$1,300,000

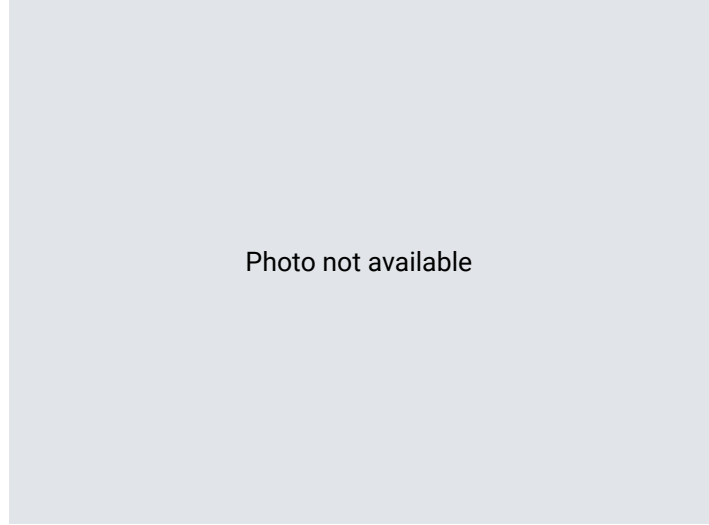
SOLD 6/2/23

4 Beds 3.00 Baths

2,090 Sq. Ft. (\$622 / sqft)

Year Built 2023

Days on market: 10



Details

Prop Type: Single Family
County: Collier
Area: Collier
Full baths: 3.0
Acres: 0.16
Lot Size (sqft): 6,970

Garages: 2.0
List date: 4/28/23
Sold date: 6/2/23
Off-market date: 6/2/23
Updated: Jun 3, 2023 11:34 AM

List Price: \$1,375,000
Orig list price: \$1,375,000
High: BARRON COLLIER HIGH SCHOOL
Middle: PINE RIDGE MIDDLE SCHOOL

Elementary: NAPLES PARK ELEMENTARY SCHOOL

Features

Amenities: None
Community Type: Non-Gated
Construction: Concrete Block
Cooling: Central Electric

Equipment: Auto Garage Door, Cooktop - Electric, Dishwasher, Disposal, Grill - Gas, Microwave, Refrigerator, Refrigerator/Icemaker, Smoke Detector, Washer/Dryer Hookup
Exterior Features: Fence, Grill, Patio, Sprinkler Manual

Garage Desc: Attached
Heat: Central Electric
Interior Features: Built-In Cabinets, Cable Prewire, Smoke Detectors, Volume Ceiling, Walk-In Closet
Lot Desc: Regular

Private Pool Desc: Below Ground, Concrete, Custom Upgrades, Equipment Stays
Sewer: Central
View: Landscaped Area, Privacy Wall
Water: Central
Waterfront Desc: None

Remarks

Stunning brand-new construction home located in the heart of everything! This highly desirable custom-designed luxury

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home features 4 bedrooms, 3 full bathrooms, 2-car garage, and a gorgeous in-ground pool. Entertain family and friends using your custom outdoor kitchen while guests enjoy the open lanai and pool area. A vinyl fence surrounds the backyard area giving you privacy, and is perfect for your pet to roam around. You'll be impressed with soaring high ceilings and that sleek, luxurious feel that only "new homes" offer. IMPACT GLASS throughout! This spacious floor plan features custom quartz white countertops in the kitchen and bathrooms and a stainless steel appliance package kitchen. High-end flooring throughout the entire home. Spacious bedrooms and a magnificent Primary Suite with a luxurious custom bathroom designed. Great for personal use or as a SMART INVESTMENT for a short-term vacation rental. Great RENTAL CASH FLOW opportunity. NO HOA fees! Walk or bike ride a short distance to the prestigious Vanderbilt Beach, Ritz Carlton, Wiggins Pass, and Mercato, the North Naples shopping and entertainment in the Mercato. Come grab your slice of paradise today!

Courtesy of MVP Realty Associates LLC

Information is deemed reliable but not guaranteed.

553 104 Th Ave N Naples, FL 34108

MLS #222012280

\$2,025,000

SOLD 3/3/23

4 Beds 3.00 Baths

Year Built 2022

1,970 Sq. Ft. (\$1,028 / sqft)

Days on market: 143



Details

Prop Type: Single Family

County: Collier

Area: Collier

Full baths: 3.0

Acres: 0.15

Lot Size (sqft): 6,534

Garages: 2.0

List date: 2/18/22

Sold date: 3/3/23

Off-market date: 3/3/23

Updated: Mar 4, 2023 4:25 AM

List Price: \$2,250,000

Orig list price: \$2,195,000

High: BARRON COLLIER HIGH SCHOOL

Middle: PINE RIDGE MIDDLE SCHOOL

Elementary: NAPLES PARK ELEMENTARY SCHOOL

Features

Amenities: None

Community Type: Non-Gated

Construction: Concrete Block

Cooling: Ceiling Fans, Central Electric

Equipment: Auto Garage Door, Dishwasher, Disposal, Dryer, Grill - Gas, Microwave, Range, Refrigerator/Freezer, Security System, Self Cleaning Oven, Smoke Detector, Tankless Water Heater, Washer

Exterior Features: Built In Grill, Outdoor Fireplace, Outdoor Kitchen, Sprinkler Auto

Garage Desc: Attached

Heat: Central Electric

Interior Features: Built-In Cabinets, Cable Prewire, Foyer, Internet Available, Laundry Tub, Pantry, Smoke Detectors, Volume Ceiling, Walk-In Closet, Zero/Corner Door Sliders

Lot Desc: Regular

Private Pool Desc: Below Ground, Concrete, Custom Upgrades, Equipment Stays, Heated Gas

Sewer: Central

View: Landscaped Area, Pool/Club

Water: Central

Waterfront Desc: None

Janet Berry, PA

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Remarks

Exciting opportunity for new construction in Naples Park! Naples Luxury Builders, a premiere homebuilder in the Vanderbilt Beach area, presents this spectacular four bedroom three bathroom residence to be completed in 2022. This gorgeous home will showcase high-end finishes and upgrades throughout with 11 and 12 foot ceilings, an open concept floor plan, wide plank wood flooring, a dry bar, outdoor living area with summer kitchen, resort style pool and spa, and hurricane impact doors/windows. The light and bright kitchen is outfitted with beautiful solid surface countertops, high end cabinetry, gas range, and stainless appliances. The backyard oasis with pool, spa, and fire place showcases the Florida lifestyle at its finest. Rarely does a Naples Luxury Builders house come on the market in Naples Park, take advantage!!! The conveniently located subdivision of Naples Park is within walking distance to the Mercato, a few minutes to the Waterside Shops, and just a short drive to downtown 3rd Street South and 5th Avenue South. Home is under construction but can be toured. (Photos are not of actual property. Photos are of a similar project completed by the builder)

Courtesy of William Raveis Real Estate

Information is deemed reliable but not guaranteed.

553 104 Th Ave N

Naples, FL 34108

MLS #222012280

\$2,025,000

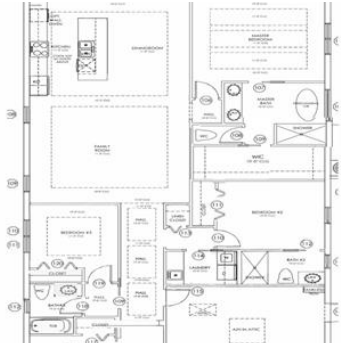
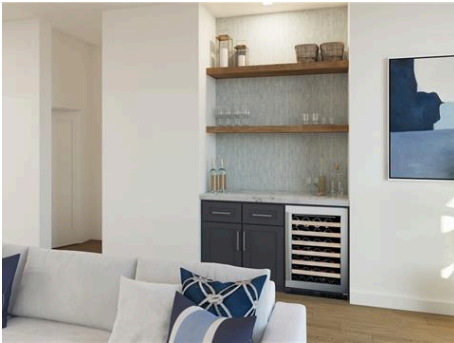
SOLD 3/3/23

4 Beds 3.00 Baths

Year Built 2022

1,970 Sq. Ft. (\$1,028 / sqft)

Days on market: 143



555 103 Rd Ave N Naples, FL 34108

MLS #222088869

\$1,550,000

SOLD 6/8/23

4 Beds 3.00 Baths

Year Built 2022

1,900 Sq. Ft. (\$816 / sqft)

Days on market: 133



Details

Prop Type: Single Family
County: Collier
Area: Collier
Full baths: 3.0
Acres: 0.14
Lot Size (sqft): 6,099

Garages: 2.0
List date: 12/16/22
Sold date: 6/8/23
Off-market date: 6/8/23
Updated: Jun 19, 2023 9:07 AM

List Price: \$1,770,000
Orig list price: \$1,890,000
High: BARRON COLLIER HIGH SCHOOL
Middle: PINE RIDGE MIDDLE SCHOOL

Elementary: NAPLES PARK ELEMENTARY SCHOOL

Features

Amenities: Other
Community Type: Non-Gated
Construction: Concrete Block
Cooling: Ceiling Fans, Central Electric

Equipment: Auto Garage Door, Cooktop - Electric, Dishwasher, Disposal, Grill - Gas, Microwave, Refrigerator/Freezer, Smoke Detector, Wall Oven, Washer/Dryer Hookup
Exterior Features: Built In Grill, Deck, Decorative Shutters, Fence, Outdoor Shower, Sprinkler Auto

Garage Desc: Attached
Heat: Central Electric
Interior Features: Cable Prewire, Closet Cabinets, Internet Available, Laundry Tub, Smoke Detectors, Tray Ceiling
Lot Desc: Regular
Private Pool Desc: Below Ground

Sewer: Central
View: None/Other
Water: Central
Waterfront Desc: None

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Remarks

MOVE IN READY! BEST PRICED LUXURY HOME on Block 500, in the highly desired Naples Park neighborhood. Just minutes of walking distance from the gorgeous, white, sandy beaches of beautiful Naples, FL. This Amazing Property Presents Numerous Possibilities, such as a Highly Profitable Investment Property! One of the best areas to invest with nightly rental rates ranging anywhere from \$700-\$1400. Or the Perfect Full Time or Second Residence within minutes from the beach!. This stunning 4 bedroom, 3 full bathrooms, 2 car garage, contemporary residence boasts with charming finishes, such as soaring high ceilings, modern 1x8 baseboards throughout, a gourmet kitchen featuring sparkling white quartz countertops, full quartz backsplash, waterfall island and stainless steel appliances, porcelain wood plank tile throughout the home, and impact resistant doors and windows. The beautiful, gated pool area can be accessed through a 12' wide sliding glass door, opening up to the beautifully paved and private area with an outdoor kitchen, and outdoor shower A Must See!

Courtesy of MVP Realty Associates LLC

Information is deemed reliable but not guaranteed.

555 103 Rd Ave N

Naples, FL 34108

MLS #222088869

\$1,550,000

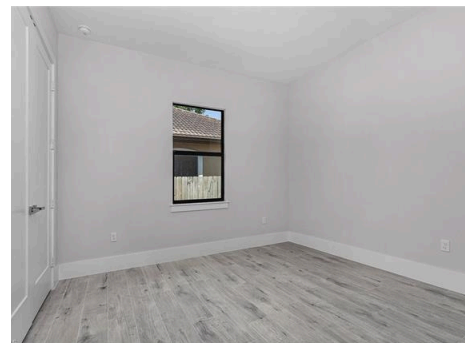
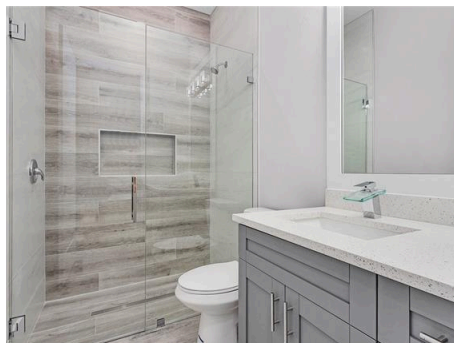
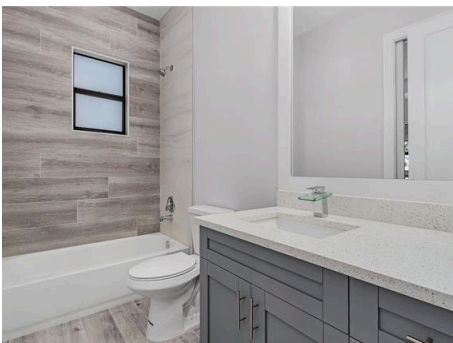
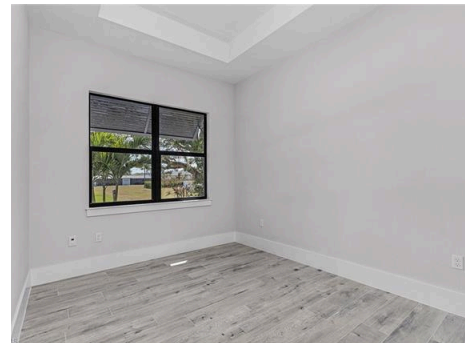
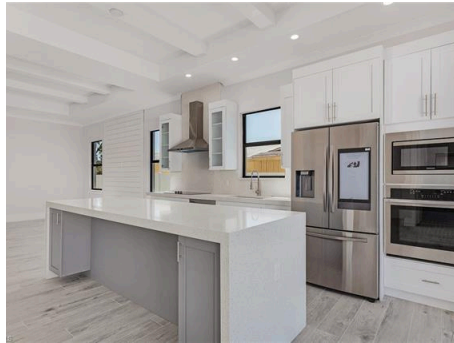
SOLD 6/8/23

4 Beds 3.00 Baths

Year Built 2022

1,900 Sq. Ft. (\$816 / sqft)

Days on market: 133



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799 108th Ave N Naples, FL 34108

MLS #223036083

\$1,490,000

PENDING 6/21/23

4 Beds 3.00 Baths

Year Built 2023

2,090 Sq. Ft. (\$713 / sqft)

Days on market: 45



Details

Prop Type: Single Family

County: Collier

Area: Collier

Full baths: 3.0

Acres: 0.17

Lot Size (sqft): 7,406

Garages: 2.0

List date: 5/12/23

Pending date: 6/21/23

Off-market date: 6/21/23

Updated: Jun 26, 2023 7:40 AM

List Price: \$1,490,000

Orig list price: \$1,599,800

High: BARRON COLLIER HIGH SCHOOL

Middle: PINE RIDGE MIDDLE SCHOOL

Elementary: NAPLES PARK ELEMENTARY SCHOOL

Features

Amenities: None

Community Type: No Subdivision

Construction: Concrete Block

Cooling: Central Electric

Equipment: Auto Garage Door, Cooktop - Electric, Dishwasher, Microwave, Refrigerator/Freezer, Wall Oven, Washer/Dryer Hookup

Exterior Features: Built In Grill, Fence, Patio

Garage Desc: Attached

Heat: Central Electric

Interior Features: Built-In Cabinets, Foyer, Tray Ceiling, Walk-In Closet

Lot Desc: Regular

Private Pool Desc: Below Ground

Sewer: Central

View: Landscaped Area

Water: Central

Waterfront Desc: None

Remarks

Ready to close and occupy! Great for full-time, vacation, or investment AirBNB! New construction 4 bed, 3 full bath POOL home in Naples Park! Home has been professionally staged and furniture is negotiable. New construction modern vacation rentals in Naples park demand over \$1000/night! Open concept floor plan, high ceilings, crown molding, modern

Janet Berry, PA

Janet Berry Luxury Home Team at Premiere Plus Realty

tile roof and a gourmet kitchen. 42" white wood cabinets, large dine-at island with Quartz counters, stainless steel appliances, and hooded range flows into open living space that offers coffered tray ceilings and large paneled sliding doors. Enjoy seamless indoor/outdoor entertainment opportunities in spacious lanai, outdoor kitchen with built in BBQ, and pool fenced in for privacy. Primary suite hosts spacious walk-in shower, freestanding soaking tub, and dual vanity. Large walk-in closet equipped with organizing system! 5 minutes from Naples stunning beaches and 5 minutes to Mercato shopping and dining and the newly updated Pavilion shopping center. Drive, walk, or ride your bike!

Courtesy of EXP Realty LLC

Information is deemed reliable but not guaranteed.

799 108th Ave N

Naples, FL 34108

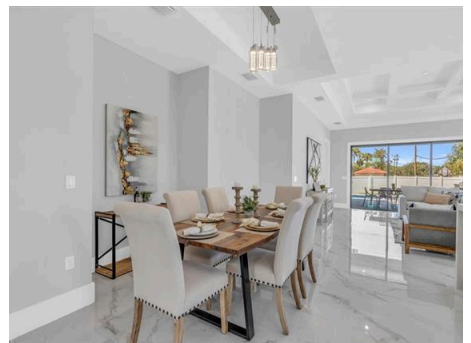
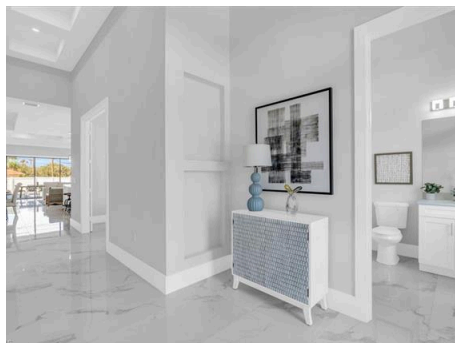
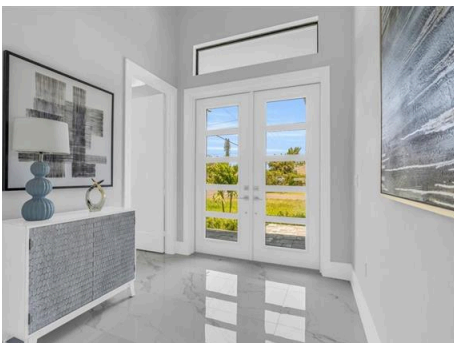
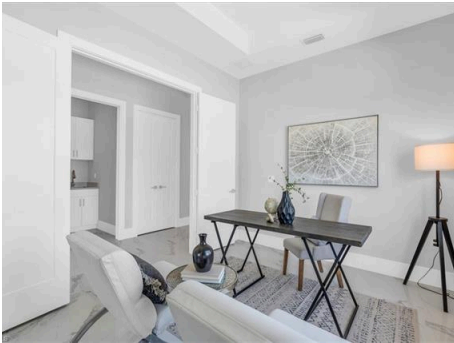
MLS #223036083

\$1,490,000

4 Beds 3.00 Baths
Year Built 2023

2,090 Sq. Ft. (\$713 / sqft)
Days on market: 45

PENDING 6/21/23



Janet Berry, PA
Janet Berry Luxury Home Team at Premiere Plus Realty

689 105th Ave N Naples, FL 34108

MLS #223000225

\$1,640,000

PENDING WITH CONTINGENCIES 6/29/23

4 Beds 3.00 Baths

2,227 Sq. Ft. (\$736 / sqft)

Year Built 2023

Days on market: 136



Details

Prop Type: Single Family
County: Collier
Area: Collier
Full baths: 3.0
Acres: 0.15
Lot Size (sqft): 6,534

Garages: 2.0
List date: 1/2/23
Pending With Contingencies date: 6/29/23
Off-market date: 6/29/23

Updated: Jul 6, 2023 5:43 AM
List Price: \$1,640,000
Orig list price: \$1,690,000
High: BARRON COLLIER HIGH SCHOOL

Middle: PINE RIDGE MIDDLE SCHOOL
Elementary: NAPLES PARK ELEMENTARY SCHOOL

Features

Amenities: Internet Access, Other
Community Type: No Subdivision, Non-Gated
Construction: Concrete Block
Cooling: Ceiling Fans, Central Electric

Equipment: Auto Garage Door, Cooktop - Electric, Dishwasher, Disposal, Microwave, Refrigerator/Freezer, Wall Oven, Washer/Dryer Hookup
Exterior Features: Built In Grill, Fence, Patio, Sprinkler Auto

Garage Desc: Attached
Heat: Central Electric
Interior Features: Cable Prewire, Closet Cabinets, Internet Available, Laundry Tub, Smoke Detectors, Tray Ceiling
Lot Desc: Regular

Private Pool Desc: Below Ground
Sewer: Central
View: None/Other
Water: Central
Waterfront Desc: None

Remarks

Stunning, Contemporary New Construction Home in Naples Park. 100% Complete. Just minutes from the white-sandy

Janet Berry, PA

Janet Berry Luxury Home Team at Premiere Plus Realty

beaches and turquoise water of the prestigious Naples. This luxury residence could be a highly profitable investment property, bringing up to \$20k/month during season, or the perfect full time/second home residence. This gorgeous 4 Bedroom plus Den, 3 Full Bathrooms, 2 Car Garage residence boasts with high end finishes, such as soaring high ceilings, a gourmet kitchen displaying cabinets to the ceiling, quartz countertops, full quartz backsplash, waterfall island and stainless steel appliances, and porcelain plank tile throughout the home. Owners suite showcases spacious built-in walking closets, a gorgeous master bathroom with freestanding tub, open shower and dual vanity sink. You will also enjoy the beautiful living room featuring a gorgeous focal wall with an electric fireplace. Right off the living room is the pool area which is accessed through a 12' impact resistant sliding glass door, opening up to a beautifully paved, and private area featuring a well equipped outdoor kitchen, an outdoor shower and modern pool.

Courtesy of MVP Realty Associates LLC

Information is deemed reliable but not guaranteed.

689 105th Ave N

Naples, FL 34108

MLS #223000225

\$1,640,000

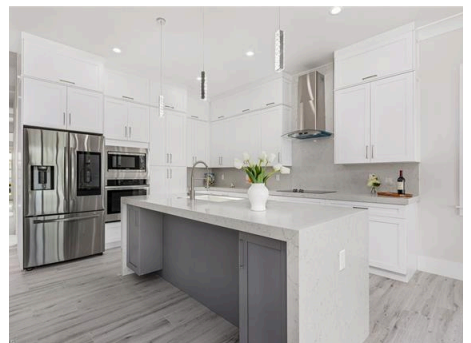
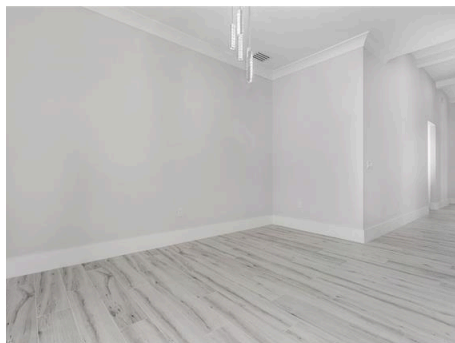
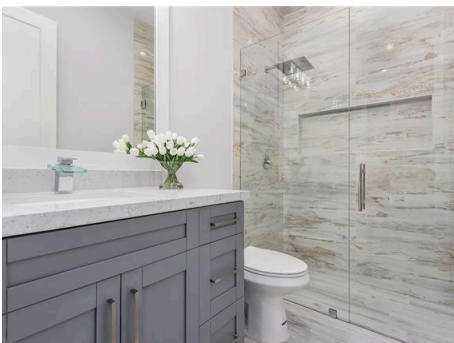
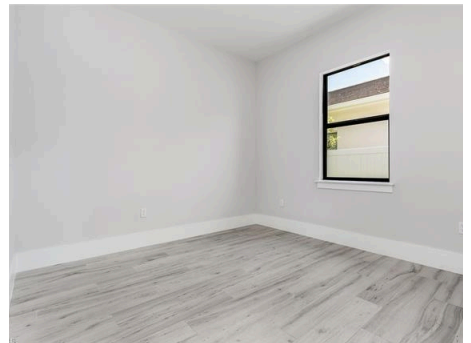
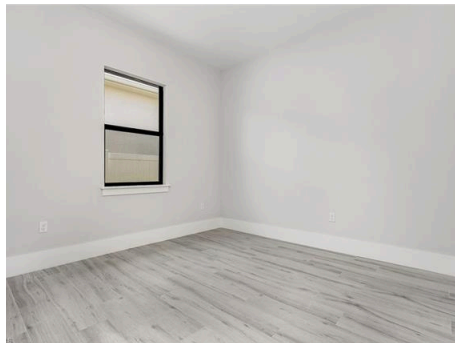
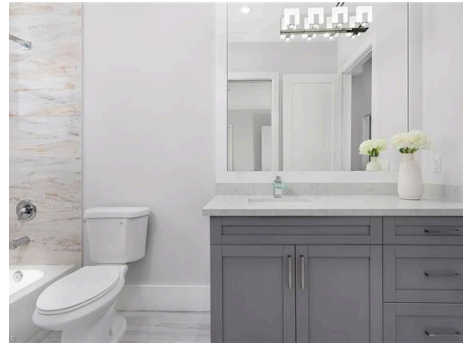
4 Beds 3.00 Baths

2,227 Sq. Ft. (\$736 / sqft)

PENDING WITH CONTINGENCIES 6/29/23

Year Built 2023

Days on market: 136



Janet Berry, PA
Janet Berry Luxury Home Team at Premiere Plus Realty

685 107th Ave N Naples, FL 34108

MLS #223011937

\$2,150,000

PENDING WITH CONTINGENCIES 7/2/23

4 Beds 3.00 Baths

Year Built 2023

2,245 Sq. Ft. (\$958 / sqft)

Days on market: 135



Details

Prop Type: Single Family
County: Collier
Area: Collier
Full baths: 3.0
Acres: 0.15
Lot Size (sqft): 6,534

Garages: 2.0
List date: 2/17/23
Pending With Contingencies date: 7/2/23
Off-market date: 7/2/23

Updated: Jul 2, 2023 12:24 PM
List Price: \$2,150,000
Orig list price: \$2,345,000
High: BARRON COLLIER HIGH SCHOOL

Middle: PINE RIDGE MIDDLE SCHOOL
Elementary: NAPLES PARK ELEMENTARY SCHOOL

Features

Amenities: None
Community Type: Non-Gated
Construction: Concrete Block
Cooling: Ceiling Fans, Central Electric

Equipment: Auto Garage Door, Cooktop - Electric, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Smoke Detector, Washer, Washer/Dryer Hookup
Exterior Features: Decorative Shutters, Fence, Outdoor Kitchen, Outdoor Shower, Sprinkler Auto
Garage Desc: Attached

Heat: Central Electric
Interior Features: Built-In Cabinets, Cable Prewire, Closet Cabinets, Coffered Ceiling, Internet Available, Laundry Tub, Pantry, Smoke Detectors, Tray Ceiling, Volume Ceiling, Walk-In Closet
Lot Desc: Regular

Private Pool Desc: Below Ground, Concrete, Custom Upgrades, Equipment Stays, Heated Electric
Sewer: Central
View: Landscaped Area
Water: Central
Waterfront Desc: None

Janet Berry, PA

Janet Berry Luxury Home Team at Premiere Plus Realty

Remarks

TURNKEY FURNISHED! NEW CONSTRUCTION, WALK TO THE BEACH! Excellent Location & in the new Aubrey Rogers HS DISTRICT! Naples Park is west of 41, in walking distance to the white sandy beaches of the Gulf & Mercato filled w/ restaurants & shops! This spectacular single level residence w/ approx 2400sf flows beautifully. An exceptional open floor plan concept w/ 4 BR, 3 BA, 10 ft ceilings, a beautiful pool, outdoor kitchen & 2-car epoxy floor garage. Boasting a fabulous coastal inspired kitchen, light and bright, w/ windows everywhere, aqua wave tile backsplash, waterfall Venatino quartz island, an extended quartz peninsula perfect for entertaining along w/ a spacious dining area & beautiful leisure room. Master suite w/ sliding door access to the pool, beautifully designed BA, double sink, soaking tub, frameless shower, blue-gray tile & walk-in closet. Two spacious guest BR's with a Jack n Jill bathroom, glass shower w/ oh so beautiful turquoise tile. An additional sun filled guest bedroom w/ a gorgeous ensuite bathroom. Fully equipped outdoor kitchen overlooks the stunning pool with blue tiles, outdoor shower, all fenced in for your furry friend. NO HOA, NO Fees! EXCELLENT INVESTMENT!

Courtesy of BHHS Florida Realty

Information is deemed reliable but not guaranteed.

685 107th Ave N

Naples, FL 34108

MLS #223011937

\$2,150,000

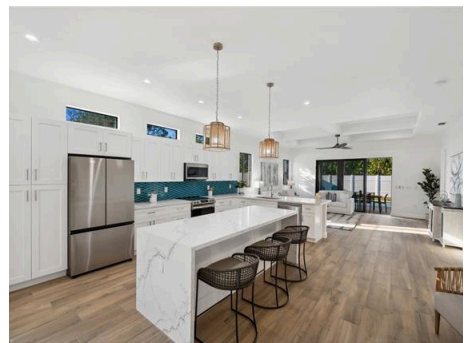
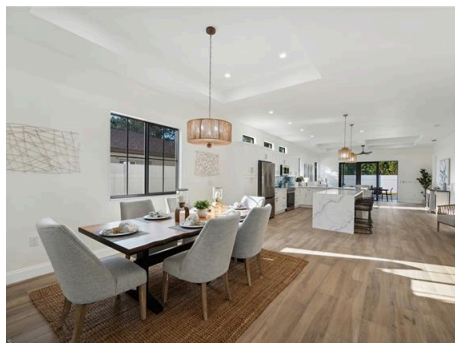
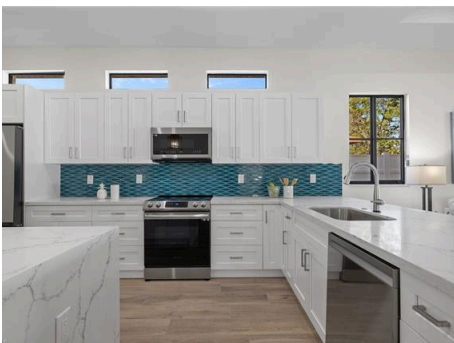
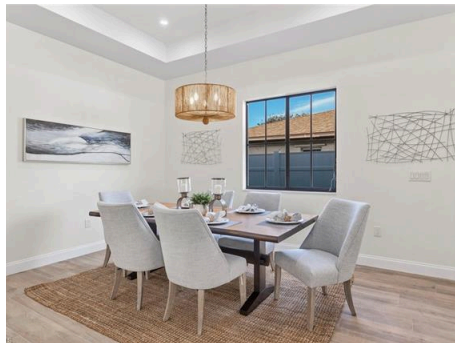
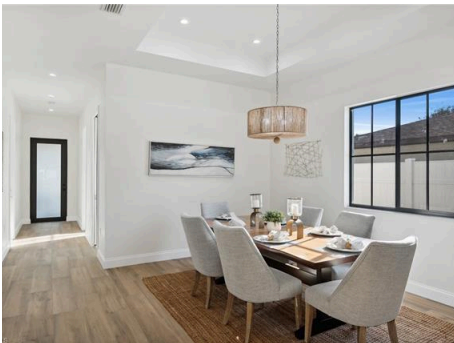
4 Beds 3.00 Baths

2,245 Sq. Ft. (\$958 / sqft)

PENDING WITH CONTINGENCIES 7/2/23

Year Built 2023

Days on market: 135



Janet Berry, PA
Janet Berry Luxury Home Team at Premiere Plus Realty

770 97th Ave N Naples, FL 34108

MLS #223004073

\$2,199,000

ACTIVE 1/17/23

4 Beds 3.00 Baths

Year Built 2023

1,970 Sq. Ft. (\$1,116 / sqft)

Days on market: 63



Details

Prop Type: Single Family

County: Collier

Area: Collier

Full baths: 3.0

Acres: 0.15

Lot Size (sqft): 6,534

Garages: 2.0

List date: 1/17/23

Updated: Mar 20, 2023 6:25 AM

List Price: \$2,199,000

Orig list price: \$2,199,000

High: BARRON COLLIER HIGH SCHOOL

Middle: PINE RIDGE MIDDLE SCHOOL

Elementary: NAPLES PARK ELEMENTARY SCHOOL

Features

Amenities: Electric Vehicle Charging, Extra Storage, Guest Room, Internet Access, Streetlight

Community Type: Non-Gated

Construction: Concrete Block

Cooling: Ceiling Fans, Central Electric

Equipment: Auto Garage Door, Cooktop - Electric, Dishwasher, Disposal, Microwave, Refrigerator/Freezer, Security System

Exterior Features: Built In Grill, Courtyard, Deck, Grill, Outdoor Fireplace, Outdoor Kitchen, Patio, Privacy Wall, Sprinkler Auto, Storage

Garage Desc: Attached

Heat: Central Electric

Interior Features: Built-In Cabinets, Cable Prewire, Fireplace, Foyer, Internet Available, Smoke Detectors, Surround Sound Wired, Tray Ceiling, Volume Ceiling, Walk-In Closet

Lot Desc: Regular

Private Pool Desc: Below Ground, Heated Electric

Sewer: Central

View: Landscaped Area

Water: Central

Waterfront Desc: None

Remarks

Be the first to call this high-end four-bedroom home by Naples Luxury Builders yours! Designer finishes 11-12 foot ceilings,

Janet Berry, PA

Janet Berry Luxury Home Team at Premiere Plus Realty

wide plank wood flooring, and a well-designed floor plan flow throughout this hidden oasis just steps from Vanderbilt beach. Imagine the meals you will prepare in the chef's kitchen lined with custom cabinetry, stainless appliances, and solid surface counters. Conversation moves from the dining room to the family room, where guests can relax, or towards the outdoor living area, creating a lovely transition from indoor to outdoor living with a summer kitchen, fireplace, resort-style pool, and spa. The perfect combination of abundant natural light and elegant finishes creates an oasis of sophistication in the main suite and ensuite, including a soaking tub and separate shower. Additional amenities include a stunning dry bar and hurricane impact doors/windows, walk to the nearby Marcato or make the short trip to Waterside Shops, 3rd Street, and 5th Avenue South. The best of Florida living awaits!

Courtesy of William Raveis Real Estate

Information is deemed reliable but not guaranteed.

770 97th Ave N Naples, FL 34108

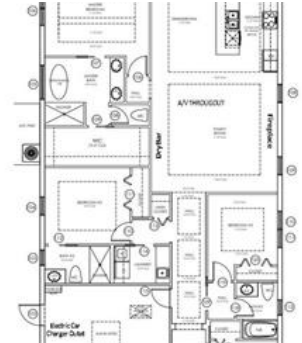
MLS #223004073

\$2,199,000

4 Beds 3.00 Baths
Year Built 2023

1,970 Sq. Ft. (\$1,116 / sqft)
Days on market: 63

ACTIVE 1/17/23



828 100th Ave N Naples, FL 34108

MLS #222083536

\$2,400,000

ACTIVE 11/16/22

4 Beds 4.00 Baths

1,926 Sq. Ft. (\$1,246 / sqft)

Year Built 2022

Days on market: 94



Details

Prop Type: Single Family

Acres: 0.15

Updated: Jun 12, 2023 5:33 AM

County: Collier

Lot Size (sqft): 6,534

List Price: \$2,400,000

Area: Collier

Garages: 1.0

Orig list price: \$2,400,000

Full baths: 4.0

List date: 11/16/22

Features

Amenities: Electric Vehicle Charging, None

Equipment: Auto Garage Door, Cooktop - Electric, Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator/Freezer, Smoke Detector, Washer

Garage Desc: Attached

Private Pool Desc: Below Ground, Equipment Stays, Heated Electric

Community Type: Non-Gated

Construction: Concrete Block

Exterior Features: Built In Grill, Decorative Shutters, Fence, Sprinkler Auto, Water Display

Heat: Central Electric

Interior Features: Cable Prewire, Internet Available, Laundry Tub, Smoke Detectors, Volume Ceiling, Walk-In Closet

Sewer: Central

Cooling: Ceiling Fans, Central Electric

View: Landscaped Area

Water: Central

Lot Desc: Regular

Waterfront Desc: None

Remarks

H7676 - Investors dream property! Beautiful turnkey furnishings means you just need your clothing, groceries, and a good book! This 4/4/Pool home features a stunning outdoor area complete with summer kitchen, heated pool/sun shelf, and

Janet Berry, PA

Janet Berry Luxury Home Team at Premiere Plus Realty

spacious pool deck. Tall 10 ceilings, an abundance of large windows, professionally designed kitchen with top LG appliances, 8 doors, large bedrooms, and loads of storage space have captured the trending wish list of today's homeowners. Warm colors, pre-wired smart-home technology enhances the pride of ownership and convenience. The construction by a 52-year local builder, LaGrasta Homes, means you can buy with confidence. Solid block construction, latest impact-resistant window & doors, current elevation, and the finest metal roofing. Best of all is the fantastic location close to the absolute best of Naples beaches, shopping, dining, and entertainment venues! Naples Park is a premier location for short-term rentals.

Courtesy of John R Wood Properties

Information is deemed reliable but not guaranteed.

828 100th Ave N

Naples, FL 34108

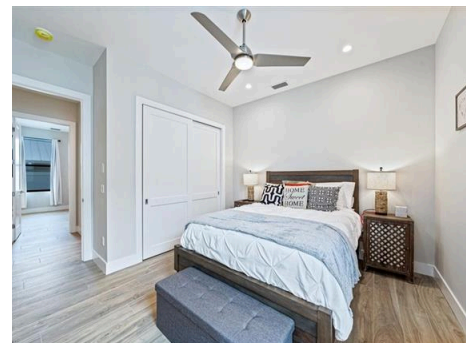
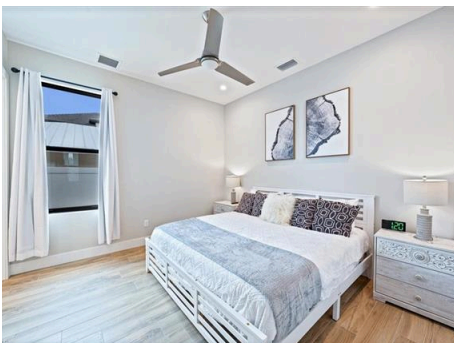
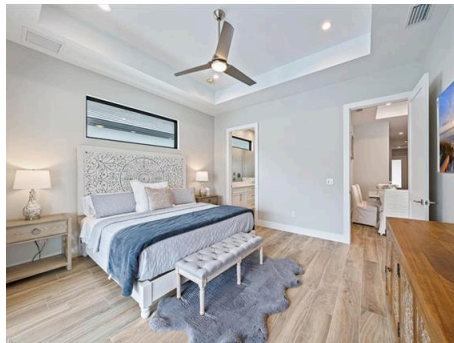
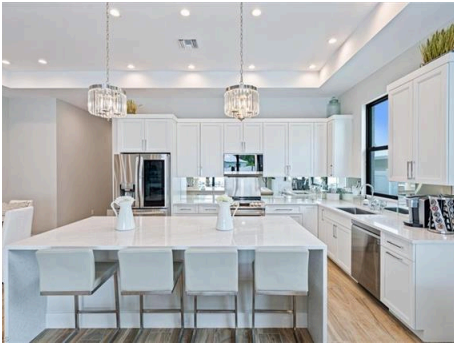
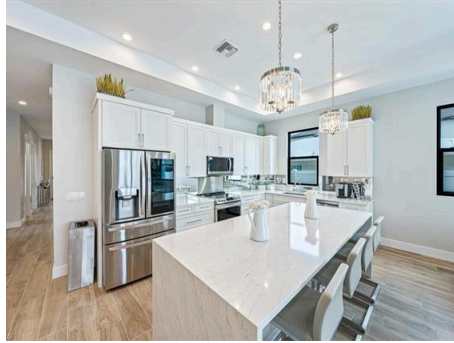
MLS #222083536

\$2,400,000

4 Beds 4.00 Baths
Year Built 2022

1,926 Sq. Ft. (\$1,246 / sqft)
Days on market: 94

ACTIVE 11/16/22



Janet Berry, PA
Janet Berry Luxury Home Team at Premiere Plus Realty

675 100th Ave N Naples, FL 34108

MLS #222029430

\$2,049,990

ACTIVE 4/18/22

5 Beds 3.00 Baths

Year Built 2023

2,208 Sq. Ft. (\$928 / sqft)

Days on market: 432



Details

Prop Type: Single Family

County: Collier

Area: Collier

Full baths: 3.0

Acres: 0.15

Lot Size (sqft): 6,534

Garages: 2.0

List date: 4/18/22

Updated: Jun 24, 2023 10:45 AM

List Price: \$2,049,990

Orig list price: \$2,199,990

High: BARRON COLLIER HIGH SCHOOL

Middle: PINE RIDGE MIDDLE SCHOOL

Elementary: NAPLES PARK ELEMENTARY SCHOOL

Features

Amenities: None

Community Type: Non-Gated

Construction: Concrete Block

Cooling: Central Electric

Equipment: Auto Garage Door, Dishwasher, Disposal, Dryer, Grill - Gas, Microwave, Range, Refrigerator/Freezer, Refrigerator/Icemaker, Self Cleaning Oven, Smoke Detector, Washer

Exterior Features: Fence, Outdoor Kitchen, Outdoor Shower, Patio, Sprinkler Auto

Garage Desc: Attached

Heat: Central Electric

Interior Features: Built-In Cabinets, Cable Prewire, Internet Available, Laundry Tub, Smoke Detectors, Tray Ceiling, Walk-In Closet

Lot Desc: Regular

Private Pool Desc: Below Ground, Concrete, Custom Upgrades

Sewer: Central

View: None/Other

Water: Central

Waterfront Desc: None

Remarks

Best Deal On A New Construction Home, And One Of The Nicest Homes In All Of Naples Park, Just Blocks From

Janet Berry, PA

Janet Berry Luxury Home Team at Premiere Plus Realty

Vanderbilt Beach! Northern Exposure, On 600 Block. This Superior Quality Home Will Be Constructed By One Of SW Florida's Premier Award Winning Home Builders. This Custom Home Features 4 Bedrooms Plus a Den, Could Be 5th Bedroom, 3 Full Bathrooms, 2 Car Garage, Custom Pool With Spillover Spa, Outdoor Kitchen, and A Spectacular Gourmet Kitchen With Stainless Steel Appliance Package, Quartz Countertops With Mitered Waterfall Edges, Perfect For Entertaining. Volume Custom Tray Ceilings And 24' Porcelain Tile Throughout The Home With Luxury Vinyl Plank Flooring In Bedrooms. The Owners Suite Is Fit For The Most Demanding Of Homeowners With Custom Tray Ceiling And Private Access To Lanai and Pool Area. Owners Suite Also Has Huge Walk In Closet And Stunning Bath With Separate Sinks, Vanity And Shower With Frameless Shower Enclosure. Laundry Room Has Front Load Washer And Dryer and Also Has Sink. This Great Home Also Has A Private Fenced Yard! Impact Windows and Doors. All This and Just Blocks To The World Famous Vanderbilt Beach!

Courtesy of MVP Realty Associates LLC

Information is deemed reliable but not guaranteed.

675 100th Ave N

Naples, FL 34108

MLS #222029430

\$2,049,990

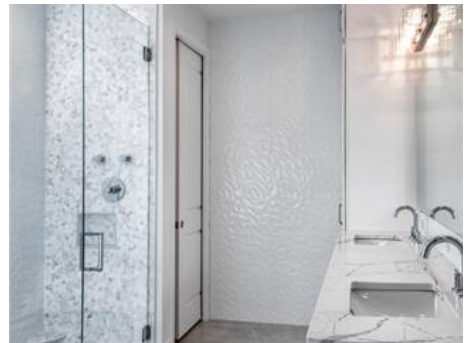
5 Beds 3.00 Baths

2,208 Sq. Ft. (\$928 / sqft)

ACTIVE 4/18/22

Year Built 2023

Days on market: 432



Janet Berry, PA
Janet Berry Luxury Home Team at Premiere Plus Realty

844 101st Ave N Naples, FL 34108

MLS #223004462

\$2,750,000

ACTIVE 2/10/23

4 Beds 5.00 Baths

Year Built 2023

3,017 Sq. Ft. (\$912 / sqft)

Days on market: 39



Details

Prop Type: Single Family

County: Collier

Area: Collier

Full baths: 4.0

Half baths: 1.0

Acres: 0.23

Lot Size (sqft): 10,019

Garages: 2.0

List date: 2/10/23

Updated: Mar 20, 2023 6:25 AM

List Price: \$2,750,000

Orig list price: \$2,750,000

Features

Amenities: None

Community Type: Non-Gated

Construction: Concrete Block

Cooling: Central Electric, Zoned

Equipment: Auto Garage Door, Cooktop - Gas, Dishwasher, Disposal, Dryer, Grill - Gas, Microwave, Refrigerator/Freezer, Security System, Self Cleaning Oven, Smoke Detector, Wall Oven, Washer

Exterior Features: Built In Grill, Sprinkler Auto

Garage Desc: Attached

Heat: Central Electric

Interior Features: Built-In Cabinets, Foyer, French Doors, Internet Available, Laundry Tub, Pantry, Pull Down Stairs, Smoke Detectors, Volume Ceiling, Walk-In Closet

Lot Desc: Oversize

Private Pool Desc: Below Ground, Concrete, Equipment Stays, Heated Gas

Sewer: Central

View: Landscaped Area

Water: Central

Waterfront Desc: None

Remarks

Exciting opportunity for new construction on a LOT AND A HALF in Naples Park! This spectacular 4 bed + den, 4.5 bath residence designed by South Florida Architecture and finishes by Alexis Marie Interiors will be completed in 2023. This

Janet Berry, PA

Janet Berry Luxury Home Team at Premiere Plus Realty

gorgeous home showcases high-end finishes & upgrades throughout w/an open concept floor plan, wide plank wood flooring, outdoor living area w/summer kitchen, resort style pool/spa, & hurricane impact doors/windows. The bedrooms provide peacefulness and privacy with each having its own en suite bath. The light & bright kitchen showcases quartzite counters, high end cabinetry & high end appliances. The backyard oasis was built for entertaining w/large outdoor living area, pool/spa & outdoor kitchen, which showcases the Florida lifestyle at its finest. Residence is built on an oversize lot at an elevation exceeding building requirements, is constructed w/metal trusses usually used in commercial construction & finished with a metal roof. The conveniently located subdivision of Naples Park is within walking distance to Mercato, a few minutes to the Waterside Shops, & just a short drive to downtown 3rd Street South and 5th Avenue South.

Courtesy of Compass Florida LLC

Information is deemed reliable but not guaranteed.

844 101st Ave N Naples, FL 34108

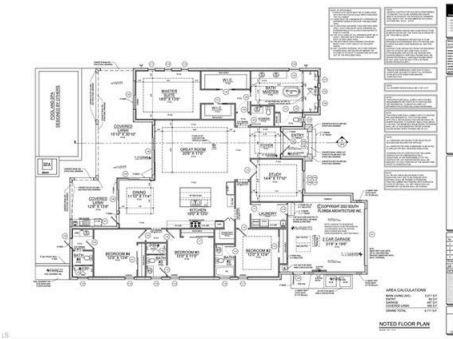
MLS #223004462

\$2,750,000

4 Beds 5.00 Baths
Year Built 2023

3,017 Sq. Ft. (\$912 / sqft)
Days on market: 39

ACTIVE 2/10/23



543 109th Ave N Naples, FL 34108

MLS #222080898

\$2,400,000

ACTIVE 10/28/22

4 Beds 4.00 Baths

Year Built 2023

1,946 Sq. Ft. (\$1,233 / sqft)

Days on market: 174



Details

Prop Type: Single Family

County: Collier

Area: Collier

Full baths: 3.0

Half baths: 1.0

Acres: 0.15

Lot Size (sqft): 6,534

Garages: 1.0

List date: 10/28/22

Updated: May 2, 2023 6:09 AM

List Price: \$2,400,000

Orig list price: \$2,400,000

High: BARRON COLLIER HIGH SCHOOL

Middle: PINE RIDGE MIDDLE SCHOOL

Elementary: NAPLES PARK ELEMENTARY SCHOOL

Features

Amenities: None

Community Type: No Subdivision, Non-Gated

Construction: Concrete Block

Cooling: Central Electric

Equipment: Auto Garage Door, Cooktop - Gas, Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator/Freezer, Smoke Detector, Washer

Exterior Features: Fence, Outdoor Fireplace, Outdoor Kitchen, Outdoor Shower, Patio, Sprinkler Auto

Garage Desc: Attached

Heat: Central Electric

Interior Features: Internet Available, Smoke Detectors, Tray Ceiling, Walk-In Closet

Lot Desc: Regular

Private Pool Desc: Below Ground, Concrete, Equipment Stays, Heated Gas

Sewer: Central

View: Landscaped Area

Water: Central

Waterfront Desc: None

Janet Berry, PA

Janet Berry Luxury Home Team at Premiere Plus Realty

Remarks

H7534 - Own a slice of paradise in the highly desirable 500 block of Naples Park! This stunning new home, scheduled for completion in early Summer 23, boasts a luxurious interior and an outdoor oasis perfect for entertaining and relaxation. Spend afternoons lounging by the heated pool and spa, enjoying a refreshing drink from the summer kitchen, or hosting memorable gatherings on the spacious pool deck. Inside, 10' ceilings and large windows flood the space with natural light, while the professionally designed kitchen and top-of-the-line appliances cater to the needs of even the most discerning chef. Designed with today's homeowners in mind, this home features smart-home technology plus ample storage space. Solid block construction, impact-resistant windows and doors, and metal roofing, you can buy with confidence. Best of all, this home's prime location puts you just minutes from world-renowned beaches, upscale shopping, gourmet dining, and exciting entertainment venues. Investors, this location is great for short-term rentals. Act now and you'll have the chance to customize this home to your unique tastes and needs! Built by LaGrasta Homes. Spec sheet & floor plan available.

Courtesy of John R Wood Properties

Information is deemed reliable but not guaranteed.

543 109th Ave N

Naples, FL 34108

MLS #222080898

\$2,400,000

ACTIVE 10/28/22

4 Beds 4.00 Baths

Year Built 2023

1,946 Sq. Ft. (\$1,233 / sqft)

Days on market: 174



681 93rd Ave N Naples, FL 34108

MLS #223010274

\$2,250,000

ACTIVE 2/8/23

4 Beds 3.00 Baths

Year Built 2024

2,045 Sq. Ft. (\$1,100 / sqft)

Days on market: 113



Details

Prop Type: Single Family

County: Collier

Area: Collier

Full baths: 3.0

Acres: 0.15

Lot Size (sqft): 6,534

Garages: 2.0

List date: 2/8/23

Updated: Jun 1, 2023 7:12 AM

List Price: \$2,250,000

Orig list price: \$2,399,999

High: BARRON COLLIER HIGH SCHOOL

Middle: PINE RIDGE MIDDLE SCHOOL

Elementary: NAPLES PARK ELEMENTARY SCHOOL

Features

Amenities: None

Community Type: Non-Gated

Construction: Concrete Block

Cooling: Ceiling Fans, Central Electric

Equipment: Auto Garage Door, Dishwasher, Microwave, Range, Refrigerator/Freezer, Refrigerator/Icemaker, Security System, Smoke Detector, Washer/Dryer Hookup

Exterior Features: Fence

Garage Desc: Attached

Heat: Central Electric

Interior Features: Built-In Cabinets, Cable Prewire, Laundry Tub, Pantry, Smoke Detectors, Walk-In Closet

Lot Desc: Regular

Private Pool Desc: Below Ground

Sewer: Central

View: Privacy Wall

Water: Central

Waterfront Desc: None

Remarks

Stunning New Construction designed by one of the most well-known builders in Naples Park. With over 35 years of experience Premier Finishes and RG Designs brings you nothing but quality!! This distinctive floor plan is designated for luxury, comfort and entertaining. The ceiling heights range from 12 ft tie beams to 14ft throughout and a 16ft entryway.

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These rooms feel huge!! Still featuring an open floor plan in the living area with a chefs kitchen including a large island, custom cabinetry, stainless steel appliances and high-end finishes. The backyard is a tropical sanctuary with pool/spa and lush tropical landscaping. You wont want to miss this opportunity to have the luxury of both worlds. Located west of 41 and easy walking/biking distance to Vanderbilt Beach, Wiggins State Park, Ritz Carlton, Mercato shopping center and much more upscale shopping, dining and incredible night life. Home is currently in permitting but floor plan can be shown in a different location. Just in time to customize this home, so dont lose this opportunity!!

Courtesy of Marzucco Real Estate

Information is deemed reliable but not guaranteed.

681 93rd Ave N Naples, FL 34108

MLS #223010274

\$2,250,000

4 Beds 3.00 Baths
Year Built 2024

2,045 Sq. Ft. (\$1,100 / sqft)
Days on market: 113

ACTIVE 2/8/23



Janet Berry, PA
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678 95th Ave N Naples, FL 34108

MLS #222034072

\$1,950,000

ACTIVE 5/4/22

4 Beds 4.00 Baths

Year Built 2022

2,725 Sq. Ft. (\$716 / sqft)

Days on market: 121



Details

Prop Type: Single Family

County: Collier

Area: Collier

Full baths: 3.0

Half baths: 1.0

Lot Size (sqft):

Garages: 2.0

List date: 5/4/22

Updated: Jul 6, 2023 8:00 AM

List Price: \$1,950,000

Orig list price: \$2,450,000

High: BARRON COLLIER HIGH SCHOOL

Middle: PINE RIDGE MIDDLE SCHOOL

Elementary: NAPLES PARK ELEMENTARY SCHOOL

Features

Amenities: See Remarks

Community Type: No Subdivision, Non-Gated

Construction: Concrete Block

Cooling: Central Electric

Equipment: Auto Garage Door, Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator/Icemaker, Smoke Detector, Washer/Dryer Hookup

Exterior Features: Built In Grill, Deck, Sprinkler Auto

Garage Desc: Attached

Heat: Central Electric

Interior Features: Built-In Cabinets, Cable Prewire, Cathedral Ceiling, Closet Cabinets, Foyer, Internet Available, Pantry, Smoke Detectors, Walk-In Closet

Lot Desc: Regular

Private Pool Desc: Below Ground, Concrete, Salt Water System

Sewer: Central

View: Landscaped Area, None/Other

Water: Central

Waterfront Desc: None

Remarks

Introducing a stunning modern 4 bedroom, 3.5 bath home with premium finishes and exceptional design located in the highly sought-after area of Naples Park. This exquisite property boasts an open concept living area, perfect for

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entertaining guests, with a chef's kitchen featuring high-end appliances and sleek quartz countertops. The spacious bedrooms offer ample natural light and large format tile, while the spa-like bathrooms are adorned with beautiful marble countertops, a standalone tub, and sleek fixtures. Additionally, this home features a stylish pool and spa, as well as a summer kitchen, creating the perfect outdoor entertainment oasis. The exterior boasts a stylish facade with clean lines and modern balcony. This prime location is in close proximity to world-renowned beaches and top-rated dining, making it the perfect opportunity for those seeking a contemporary, luxurious lifestyle in the heart of Naples.

Courtesy of Sun Realty

Information is deemed reliable but not guaranteed.

678 95th Ave N Naples, FL 34108

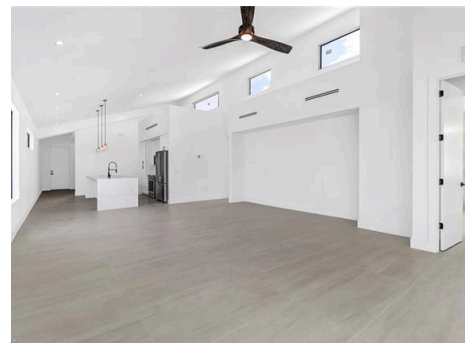
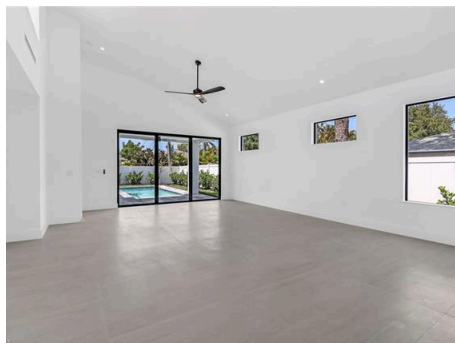
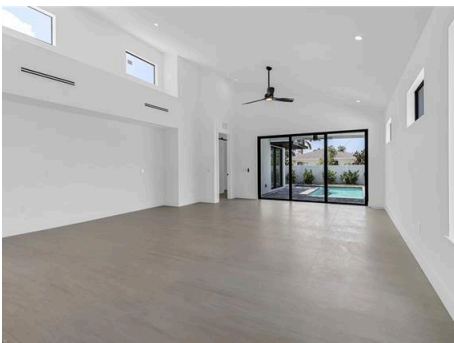
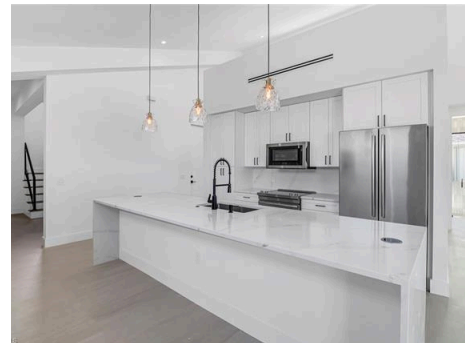
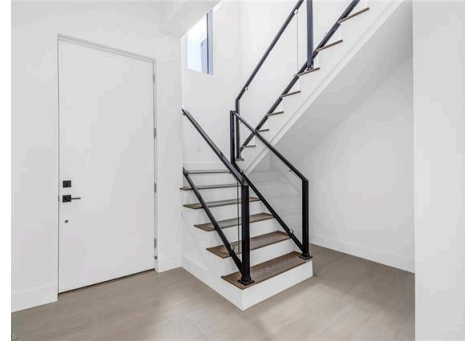
MLS #222034072

\$1,950,000

4 Beds 4.00 Baths
Year Built 2022

2,725 Sq. Ft. (\$716 / sqft)
Days on market: 121

ACTIVE 5/4/22



Janet Berry, PA
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507 107th Ave N Naples, FL 34108

MLS #223030828

\$5,297,500

ACTIVE 4/21/23

4 Beds 4.00 Baths

Year Built 2023

3,600 Sq. Ft. (\$1,472 / sqft)

Days on market: 48



Details

Prop Type: Single Family

County: Collier

Area: Collier

Full baths: 4.0

Acres: 0.18

Lot Size (sqft): 7,841

Garages: 2.0

List date: 4/21/23

Updated: Jun 8, 2023 11:24 AM

List Price: \$5,297,500

Orig list price: \$5,297,500

Features

Amenities: Internet Access, See Remarks

Community Type: Non-Gated

Construction: Concrete Block

Cooling: Central Electric

Equipment: Auto Garage Door, Cooktop, Dishwasher, Disposal, Microwave, Range, Refrigerator, Smoke Detector, Washer

Exterior Features: Patio

Garage Desc: Attached

Heat: Central Electric

Interior Features: Built-In Cabinets, Cable Prewire, Cathedral Ceiling, Internet Available, Pantry, Smoke Detectors

Lot Desc: Regular

Private Pool Desc: Heated Electric

Sewer: Central

View: Landscaped Area

Water: Central

Waterfront Desc: None

Remarks

PUSHING THE LIMITS OF MODERN LUXURY. This sleek-architectural design style 2-story home is located just foot steps to Naples white-sand beaches. Solid 2 level concrete construction & impact resistant doors/windows assure this fortress can withstand any storm. Enter into a sprawling 20+ft solid glass Foyer & immediately set eyes on a focal point floating white washed wood stairway. Make your way into the open-concept floor plan w/ wide-open views of the custom pool/

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outdoor living area. First-floor offers a grande master-suite w/ walk-in closets, master-bath w/ custom soaking tub & glassed walk-in shower. The gourmet kitchen is perfect for entertaining guests w/ its massive serving island & hidden 200 sq ft walk-in pantry. Second-level has additional entertainment space, 3 more full-size bedrooms, & a large walk-out balcony perfect for a glass of wine & watching evening sunsets. Best-of-all, you're only a short walk to Naples beaches, Mercato Shopping Plaza for fine dining/shopping, & the renowned Ritz Carlton Beach Club. This is an extremely rare opportunity to own a modern-style, move-in-ready, custom home that sits west of US-41. Act fast!! (Upgrade list available upon request)

Courtesy of DomainRealty.com LLC

Information is deemed reliable but not guaranteed.

507 107th Ave N

Naples, FL 34108

MLS #223030828

\$5,297,500

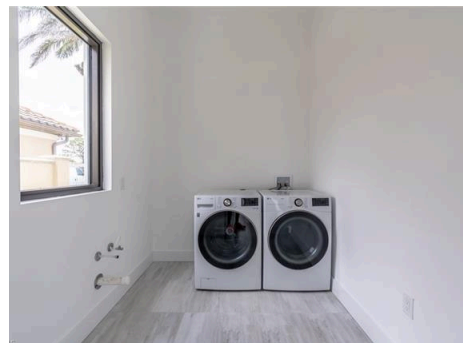
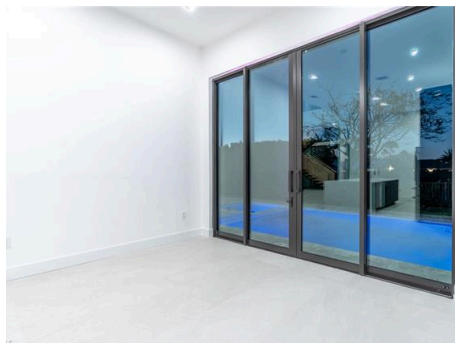
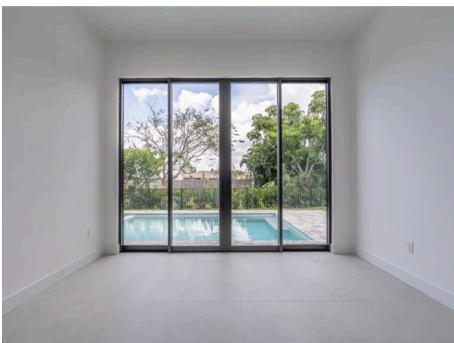
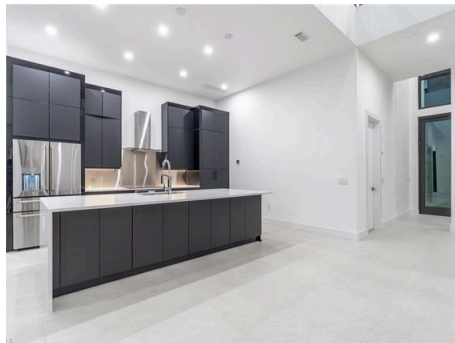
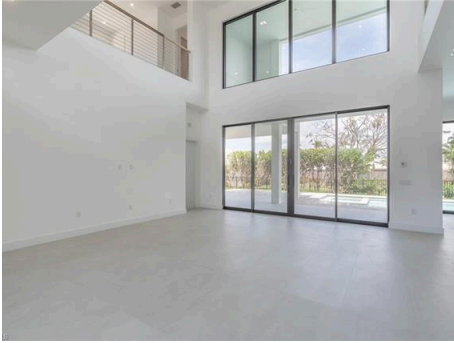
ACTIVE 4/21/23

4 Beds 4.00 Baths

Year Built 2023

3,600 Sq. Ft. (\$1,472 / sqft)

Days on market: 48



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767 98th Ave Ave N Naples, FL 34108

MLS #223013601

\$1,850,000

ACTIVE 3/14/23

3 Beds 3.00 Baths

Year Built 2023

2,160 Sq. Ft. (\$856 / sqft)

Days on market: 110



Details

Prop Type: Single Family

County: Collier

Area: Collier

Full baths: 2.0

Half baths: 1.0

Acres: 0.15

Lot Size (sqft): 6,534

Garages: 2.0

List date: 3/14/23

Updated: Jul 6, 2023 8:09 AM

List Price: \$1,850,000

Orig list price: \$1,750,000

High: BARRON COLLIER HIGH SCHOOL

Middle: PINE RIDGE MIDDLE SCHOOL

Elementary: NAPLES PARK ELEMENTARY SCHOOL

Features

Amenities: See Remarks

Community Type: No Subdivision, Non-Gated

Construction: Concrete Block

Cooling: Ceiling Fans, Central Electric

Equipment: Auto Garage Door, Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator/Icemaker, Smoke Detector, Washer/Dryer Hookup

Exterior Features: Deck, Patio, Sprinkler Auto

Garage Desc: Attached

Heat: Central Electric

Interior Features: Built-In Cabinets, Cable Prewire, Cathedral Ceiling, Closet Cabinets, Foyer, Internet Available, Pantry, Smoke Detectors, Walk-In Closet

Lot Desc: Regular

Private Pool Desc: Below Ground, Concrete

Sewer: Central

View: City, Landscaped Area

Water: Central

Waterfront Desc: None

Remarks

Introducing a stunning modern 3 bedroom, 2.5 bath home with premium finishes and exceptional design located in the

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highly sought-after area of Naples Park. This exquisite property boasts an open concept living area, perfect for entertaining guests, with a chef's kitchen featuring high-end appliances and sleek quartz countertops. The spacious bedrooms offer ample natural light and luxurious large format tiling, while the spa-like bathrooms are adorned quartz countertops, a standalone tub, and sleek fixtures. Additionally, this home features a stylish pool and spa, as well as a summer kitchen, creating the perfect outdoor entertainment oasis. This prime location is in close proximity to world-renowned beaches and top-rated dining, making it the perfect opportunity for those seeking a contemporary, luxurious lifestyle in the heart of Naples.

Courtesy of Sun Realty

Information is deemed reliable but not guaranteed.

767 98th Ave Ave N

Naples, FL 34108

MLS #223013601

\$1,850,000

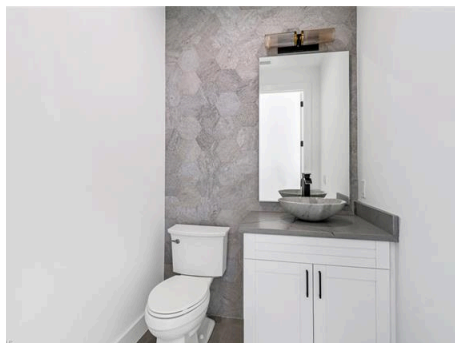
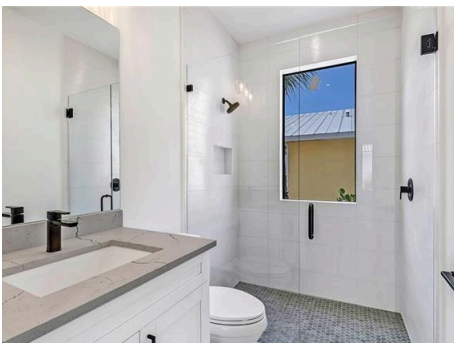
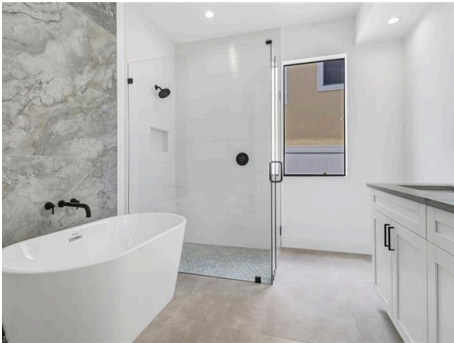
ACTIVE 3/14/23

3 Beds 3.00 Baths

Year Built 2023

2,160 Sq. Ft. (\$856 / sqft)

Days on market: 110



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