

Comparative Market Analysis



519 95th Avenue North, Naples, Florida 34108

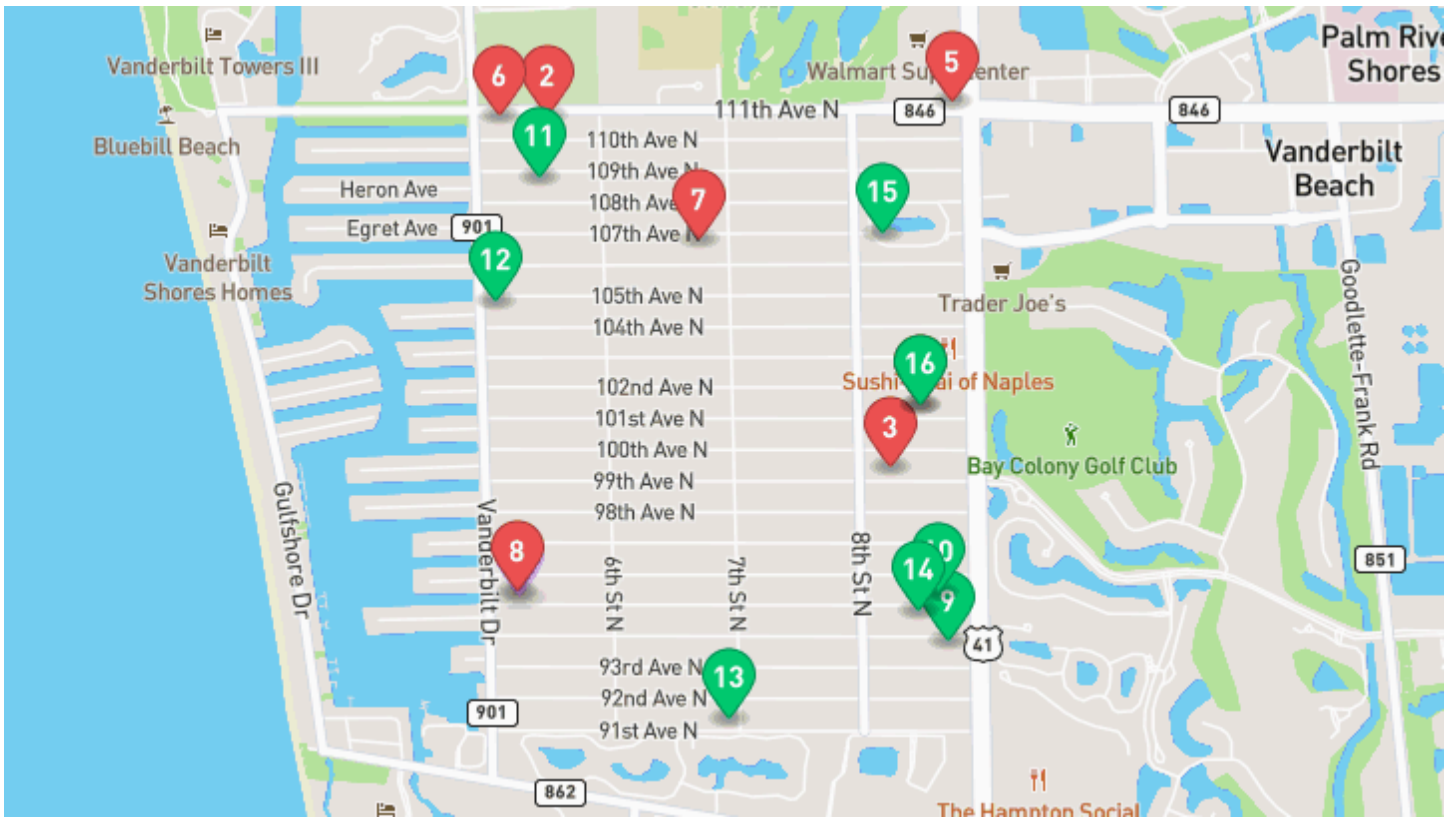
Naples Park Lot and Land Market Analysis

JULY 13, 2023

Janet Berry, PA

Janet Berry Luxury Home Team at Premiere Plus Realty

Map of Comparable Listings



STATUS: ● = SOLD ● = ACTIVE

MLS #	STATUS	ADDRESS	BEDS	BATHS	SQFT	PRICE
1	Subject	519 95th Ave N	-	-	1,818	-
2	●	556 111th Ave N	-	0/0	-	\$470,000
3	●	821 99th Ave N	-	0/0	-	\$800,000
4	●	849 101st Ave N	-	0/0	-	\$570,000
5	●	Tbd 111th Ave N	-	0/0	-	\$470,000
6	●	516 111th Ave N	-	0/0	-	\$495,000
7	●	678 107th Ave N	-	0/0	-	\$620,000
8	●	519 95th Ave N	3	2.00	1,298	\$890,000
9	●	864 94th Ave N	-	0/0	-	\$900,000
10	●	857 95th Ave N	-	0/0	-	\$550,000
11	●	548 109th Ave N	-	0/0	-	\$800,000
12	●	508 105th Ave N	-	0/0	-	\$825,000
13	●	693 91st Ave N	-	0/0	-	\$810,000

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14	222025375		842 95th Ave N	-	0/0	-	\$699,000
15	223048142		817 107th Ave N	-	0/0	-	\$549,900
16	223049657		849 101st Ave N	-	0/0	-	\$650,000

Summary of Comparable Properties

S SOLD LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
556 111th Ave N	2/22/23	-	0/0	-	\$470,000	-
821 99th Ave N	5/2/23	-	0/0	-	\$800,000	-
849 101st Ave N	6/15/23	-	0/0	-	\$570,000	-
Tbd 111th Ave N	2/15/23	-	0/0	-	\$470,000	-
516 111th Ave N	1/31/23	-	0/0	-	\$495,000	-
678 107th Ave N	6/22/23	-	0/0	-	\$620,000	-
519 95th Ave N	4/7/23	3	2.00	1,298	\$890,000	\$686
Averages				1,298	\$616,428	\$686

A ACTIVE LISTINGS

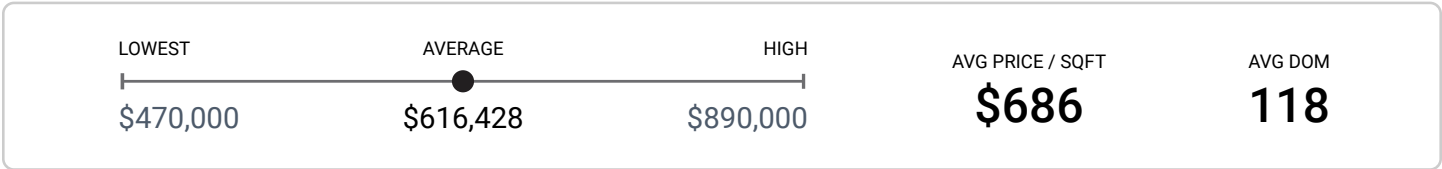
ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
864 94th Ave N	-	-	0/0	-	\$900,000	-
857 95th Ave N	-	-	0/0	-	\$550,000	-
548 109th Ave N	-	-	0/0	-	\$800,000	-
508 105th Ave N	-	-	0/0	-	\$825,000	-
693 91st Ave N	-	-	0/0	-	\$810,000	-
842 95th Ave N	-	-	0/0	-	\$699,000	-
817 107th Ave N	-	-	0/0	-	\$549,900	-
849 101st Ave N	-	-	0/0	-	\$650,000	-
Averages				-	\$722,987	

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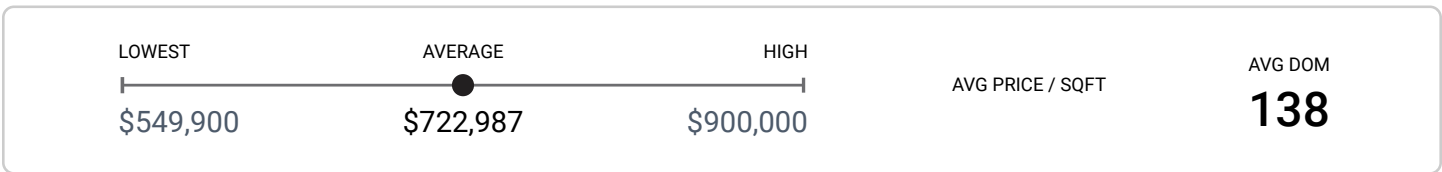
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Comparable Property Statistics

S 7 Sold Listings



A 8 Active Listings



Sold Property Analysis

Averages

84.01%

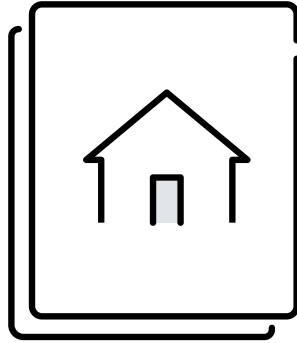
Homes sold for an average of 84.01% of their list price.

118 Days on market

It took an average of 118 days for a home to sell.

Analysis

ADDRESS	ORIG LIST PRICE	SOLD PRICE	% OF ORIG LIST PRICE	DOM	\$ PER SQFT
556 111th Ave N	\$650,000	\$470,000	72.31%	200	-
821 99th Ave N	\$899,000	\$800,000	88.99%	25	-
849 101st Ave N	\$619,500	\$570,000	92.01%	12	-
Tbd 111th Ave N	\$650,000	\$470,000	72.31%	188	-
516 111th Ave N	\$535,000	\$495,000	92.52%	81	-
678 107th Ave N	\$825,000	\$620,000	75.15%	296	-
519 95th Ave N	\$939,000	\$890,000	94.78%	21	\$686
Averages	\$731,071	\$616,429	84.01%	118	\$686



Listings

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556 111th Ave N Naples, FL 34108

MLS #222057240

\$470,000

SOLD 2/22/23

Beds **0/0** Baths

Days on market: **200**

Days on market: **200**



Details

Prop Type: Lot and Land
County: Collier
Area: Collier
Acres: 0.13

Lot Size (sqft): 5,663
List date: 7/28/22
Sold date: 2/22/23
Off-market date: 2/22/23

Updated: Feb 22, 2023 7:47 AM
List Price: \$500,000
Orig list price: \$650,000

Features

Community Type: Non-Gated
Lot Desc: Regular

Sewer: Central
View: Landscaped Area

Water: Central
Waterfront Desc: None

Remarks

L6715 - Opportunity knocks! Build your beach home or investment property all within walking distance to Delnore Wiggins State Park and beaches. Architectural plans are available for a contemporary 3792 sq.ft. masterpiece.

Naples Park is a popular North Naples beach neighbourhood west of US 41 close to fine dining, shopping, entertainment, public library, medical facilities, banks, and supermarkets.

Note: The owner is also selling the adjacent LOT 40!! Combining the two lots would facilitate one larger single-family home or two semi-detached homes. Survey is attached.

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Courtesy of John R. Wood Properties
Information is deemed reliable but not guaranteed.

556 111th Ave N

Naples, FL 34108

MLS #222057240

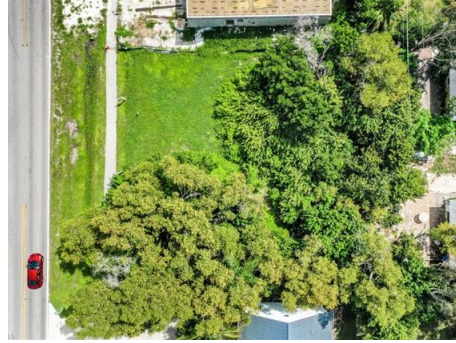
\$470,000

SOLD 2/22/23

Beds **0/0** Baths

Days on market: **200**

Days on market: **200**



821 99th Ave N Naples, FL 34108

MLS #223016237

\$800,000

SOLD 5/2/23

Beds **0/0** Baths

Days on market: **25**

Days on market: **25**



Details

Prop Type: Lot and Land

Lot Size (sqft): 13,504

Updated: May 2, 2023 10:19 AM

County: Collier

List date: 2/27/23

List Price: \$825,000

Area: Collier

Sold date: 5/2/23

Orig list price: \$899,000

Acres: 0.31

Off-market date: 5/2/23

Features

Community Type: Non-Gated

Sewer: Central

Water: Central

Lot Desc: Oversize

View: None/Other

Waterfront Desc: None

Remarks

Naples Park Double Lot. 100 feet wide by 135 feet deep. Build your dream home or a new duplex to cash in on the booming Naples Park rental market.

Courtesy of Downing Frye Realty Inc.

Information is deemed reliable but not guaranteed.

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821 99th Ave N Naples, FL 34108

MLS #223016237

\$800,000

SOLD 5/2/23

Beds **0/0** Baths

Days on market: **25**

Days on market: **25**



849 101st Ave N

Naples, FL 34108

MLS #223023215

\$570,000**SOLD** 6/15/23Beds **0/0** BathsDays on market: **12**Days on market: **12**

Details

Prop Type: Lot and Land**Lot Size (sqft):** 6,534**Updated:** Jun 15, 2023 9:24 AM**County:** Collier**List date:** 3/26/23**List Price:** \$619,500**Area:** Collier**Sold date:** 6/15/23**Orig list price:** \$619,500**Acres:** 0.15**Off-market date:** 6/15/23

Features

Community Type: Non-Gated**Sewer:** Central**Water:** Central**Lot Desc:** Regular**View:** Landscaped Area**Waterfront Desc:** None

Remarks

Welcome to your new dream home! Located in Naples Park, this lot offers a great location with minutes away from the beach and Mercado- a true destination spot for its restaurants and shops. Surrounded by upscale well-maintained homes, you can build your dream home here at the lowest priced lot in the neighborhood. You'll be close to all of the amenities that make Naples Park so desirable - from The Ritz to fitness centers, Whole Foods and Trader Joes, Publix and medical care. Plus, take advantage of biking or walking distance to Pelican Bay Community Park where you can enjoy top rate public tennis facilities, racquetball courts, bocce ball courts basketball court and children's playground - all without having to pay any HOA fees or worry about pet restrictions. Don't miss out on this amazing opportunity - come explore today!

Janet Berry, PA

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Courtesy of EXP Realty LLC

Information is deemed reliable but not guaranteed.

849 101st Ave N Naples, FL 34108

MLS #223023215

\$570,000

Beds **0/0** Baths

Days on market: **12**

SOLD 6/15/23

Days on market: **12**



Tbd 111th Ave N

Naples, FL 34108

MLS #222057253

\$470,000

SOLD 2/15/23
Beds **0/0** BathsDays on market: **188**Days on market: **188**

Details

Prop Type: Lot and Land**Lot Size (sqft):** 5,663**Updated:** Feb 15, 2023 8:28 AM**County:** Collier**List date:** 7/28/22**List Price:** \$500,000**Area:** Collier**Sold date:** 2/15/23**Orig list price:** \$650,000**Acres:** 0.13**Off-market date:** 2/15/23

Features

Community Type: Non-Gated**Sewer:** Central**Water:** Central**Lot Desc:** Regular**View:** Landscaped Area**Waterfront Desc:** None

Remarks

L6840 - Opportunity knocks! Build your beach home or investment property all within walking distance to Delnore Wiggins State Park and beaches. Architectural plans are available for a contemporary 3792 sq.ft. masterpiece.

Naples Park is a popular North Naples beach neighbourhood west of US 41 close to fine dining, shopping, entertainment, public library, medical facilities, banks, and supermarkets.

Note: This lot is adjacent to 556 111th Ave N. (LOT 39) which is also for sale!!! Combining the two lots would facilitate one larger single-family home or two semi-detached homes. Survey is attached.

Janet Berry, PA

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Courtesy of John R. Wood Properties
Information is deemed reliable but not guaranteed.

Tbd 111th Ave N

Naples, FL 34108

MLS #222057253

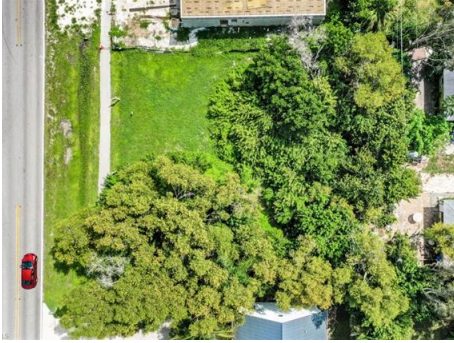
\$470,000

SOLD 2/15/23

Beds **0/0** Baths

Days on market: **188**

Days on market: **188**



516 111th Ave N Naples, FL 34108

MLS #222074980

\$495,000

SOLD 1/31/23

Beds **0/0** Baths

Days on market: **81**

Days on market: **81**



Details

Prop Type: Lot and Land

Lot Size (sqft): 5,663

Updated: Feb 3, 2023 2:15 AM

County: Collier

List date: 10/13/22

List Price: \$495,000

Area: Collier

Sold date: 1/31/23

Orig list price: \$535,000

Acres: 0.13

Off-market date: 1/31/23

Features

Community Type: Non-Gated

Sewer: Central

Water: Central

Lot Desc: Regular

View: Landscaped Area

Waterfront Desc: None

Remarks

This ideally situated vacant lot in desirable Naples Park is truly hard to find and seldom available on the market. This 500 block lot with southern exposure is only 2 houses from Vanderbilt Drive and ready to be built on. Incredible amount of upside for builders or a buyer looking to build custom house for themselves. Naples Park is still on the rise. perfect chance to be within walking distance to the beach, Mercato, and just a short drive to downtown 3rd Street South and 5th Avenue South.

Courtesy of William Raveis Real Estate

Information is deemed reliable but not guaranteed.

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516 111th Ave N

Naples, FL 34108

MLS #222074980

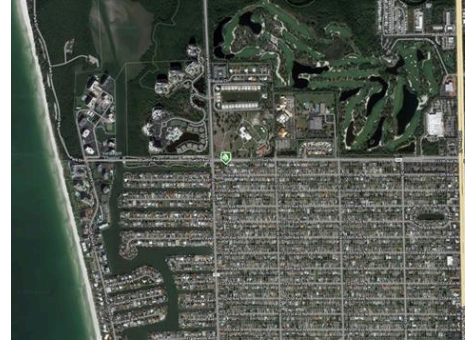
\$495,000

SOLD 1/31/23

Beds **0/0** Baths

Days on market: **81**

Days on market: **81**



Janet Berry, PA

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678 107th Ave N Naples, FL 34108

MLS #222051191

\$620,000

SOLD 6/22/23

Beds **0/0** Baths

Days on market: **296**

Days on market: **296**



Details

Prop Type: Lot and Land
County: Collier
Area: Collier
Acres: 0.15

Lot Size (sqft): 6,534
List date: 7/5/22
Sold date: 6/22/23
Off-market date: 6/22/23

Updated: Jun 23, 2023 10:13 AM
List Price: \$699,000
Orig list price: \$825,000

Features

Community Type: Non-Gated
Lot Desc: Regular

Sewer: Central
View: Landscaped Area

Water: Central
Waterfront Desc: None

Remarks

West of US 41 - Southern Exposure Vacant lot, located in Naples Park, in the 600 block. The property is within walking distance of Vanderbilt Beaches & Wiggins State Park, Mercato, numerous financial institutions and three grocery stores within a one-mile radius.

The lot is on high ground and was filled over 30 years ago, but there is no documentation to confirm that.

Courtesy of Naples Realty Services, Inc.
 Information is deemed reliable but not guaranteed.

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678 107th Ave N

Naples, FL 34108

MLS #222051191

\$620,000

SOLD 6/22/23

Beds **0/0** Baths

Days on market: **296**

Days on market: **296**



Janet Berry, PA

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519 95th Ave N Naples, FL 34108

MLS #223011796

\$890,000

SOLD 4/7/23

3 Beds 2.00 Baths

Year Built 1973

1,298 Sq. Ft. (\$686 / sqft)

Days on market: 21



Details

Prop Type: Single Family
County: Collier
Area: Collier
Full baths: 2.0
Acres: 0.2
Lot Size (sqft): 8,712

Garages: 2.0
List date: 2/13/23
Sold date: 4/7/23
Off-market date: 4/7/23
Updated: Apr 10, 2023 7:14 AM

List Price: \$939,000
Orig list price: \$939,000
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: None
Exterior Features: Room for Pool
Garage Desc: Attached
Heat: Central Electric

Interior Features: Internet Available
Lot Desc: Oversize
Sewer: Central
View: Landscaped Area

Water: Central
Waterfront Desc: None

Remarks

Amazing Opportunity to live walking distance to the beach! This home sits on a a very rare OVERSIZED LOT in the 500 Block of Naples Park with a huge backyard and plenty of space for a pool! 3 bedrooms + 2 full baths and a 2 car garage with a newer roof and AC system! This home did experience some flooding during Hurricane Ian but all the hard work has

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been done for you - everything has been cleared and is ready for you to make it your dream home! The outside is charming and has a lot of character with a beach cottage feel! The possibilities are endless with this property! The location does not get much better - the beach and Mercato are within walking distance - being so close to 41 will take you downtown in minutes! This location also is an amazing school district. Naples Park has no HOA fee's and no restrictions on pets or building designs! An amazing investment!

Courtesy of Downing Frye Realty Inc.

Information is deemed reliable but not guaranteed.

519 95th Ave N Naples, FL 34108

MLS #223011796

\$890,000

SOLD 4/7/23

3 Beds 2.00 Baths

Year Built 1973

1,298 Sq. Ft. (\$686 / sqft)

Days on market: 21



864 94th Ave N Naples, FL 34108

MLS #223006892

\$900,000

ACTIVE 1/26/23

Beds **0/0** Baths

Days on market: **53**

Days on market: **53**



Details

Prop Type: Lot and Land

Acres: 0.15

Updated: Mar 20, 2023 6:25 AM

Orig list price: \$900,000

County: Collier

Lot Size (sqft): 6,534

List Price: \$900,000

Area: Collier

List date: 1/26/23

Features

Community Type: Non-Gated

Sewer: Central

Water: Assessment Paid, Central

Waterfront Desc: None

Lot Desc: Regular

View: None/Other

Remarks

Rarely available Commercial Lot in Naples Park.

Courtesy of Vanderbilt Beach Realty

Information is deemed reliable but not guaranteed.

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857 95th Ave N Naples, FL 34108

MLS #223042068

\$550,000

ACTIVE 6/5/23

Beds **0/0** Baths

Days on market: **3**

Days on market: **3**



Details

Prop Type: Lot and Land

Acres: 0.14

Updated: Jun 8, 2023 8:18 AM

Orig list price: \$550,000

County: Collier

Lot Size (sqft): 6,099

List Price: \$550,000

Area: Collier

List date: 6/5/23

Features

Community Type: Non-Gated

Sewer: Central

Water: Central

Lot Desc: Regular

View: Partial Buildings

Waterfront Desc: None

Remarks

PROPERTY BEING SOLD FOR LOT VALUE ONLY, AS IS. No damage from hurricane Ian. The lot is 6 lots west of 41. Quick access to 41 going north and south. Walk or Bike to Vanderbilt Beach access in minutes. Short distance to Mercato with Whole Foods, retail stores, movie and a great variety of restaurants. Drive the neighborhood to see all the unique architecture and new home designs for newly built homes. The street has all new sewage and water piping so all street construction has been done. There is a small 550 s.f. home on the property.

NOTE- THE NUMBERS COMING INTO THE MLS FROM THE COUNTY'S RECORDS FOR THE LOT S.F. OF 6098 DO NOT MATCH THE SURVEY OR COLLIER COUNTY'S PROPERTY APPRAISER'S NUMBERS OF .14 ACRES AND 6300 S.F. FOR THE LOT. PLEASE SEE ATTACHMENTS SURVEY AND PROPERTY APPRAISER RECORDS.

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Courtesy of C.L. Properties

Information is deemed reliable but not guaranteed.

857 95th Ave N Naples, FL 34108

MLS #223042068

\$550,000

Beds **0/0** Baths

Days on market: **3**

ACTIVE 6/5/23

Days on market: **3**



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548 109th Ave N Naples, FL 34108

MLS #222048462

\$800,000

ACTIVE 6/30/22

Beds **0/0** Baths

Days on market: **351**

Days on market: **351**



Details

Prop Type: Lot and Land

Acres: 0.15

Updated: Jun 16, 2023 7:53 AM

Orig list price: \$800,000

County: Collier

Lot Size (sqft): 6,534

List Price: \$800,000

Area: Collier

List date: 6/30/22

Features

Community Type: Non-Gated

Sewer: None

Water: None

Lot Desc: Regular

View: Partial Buildings

Waterfront Desc: None

Remarks

OPPORTUNITY for NEW CONSTRUCTION on the 500 BLOCK of Naples Park!! Less than 1 mile to Wiggins Pass beach entry! This southern rear exposure lot offers 0.15 acres for your future dream home or investment. Naples Park is a great community with NO FEES and NO PET RESTRICTIONS. This lot is conveniently located close to the finest dining, shopping, beaches, schools, and other key destinations. Don't overlook the opportunity available to build on this lot. Consider Kaye Lifestyle Homes, whose Andros model is available for approximately \$593,000, which includes the home, IMPACT GLASS, plunge POOL and stem wall! Between the location and potential, this property's value is endless! YOU CAN'T BEAT THIS PRICING FOR NEW CONSTRUCTION IN NAPLES PARK! Check out the attachments and private remarks for more information.

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Courtesy of Premiere Plus Realty Co.
Information is deemed reliable but not guaranteed.

548 109th Ave N

Naples, FL 34108

MLS #222048462

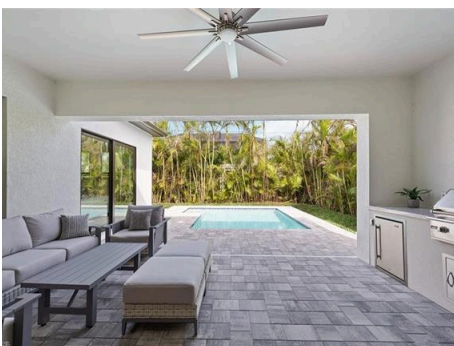
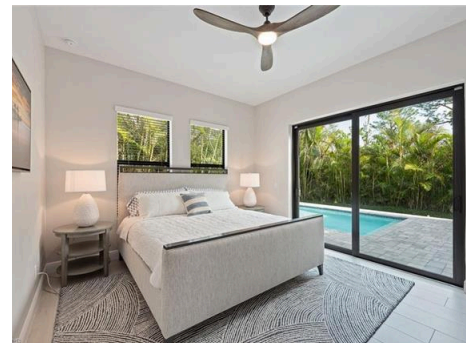
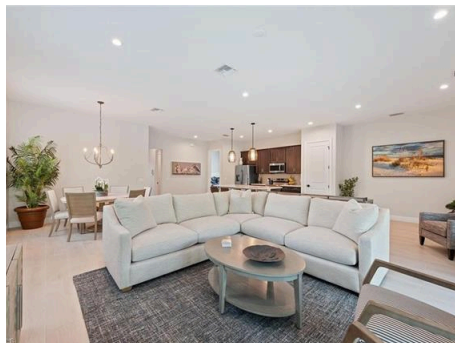
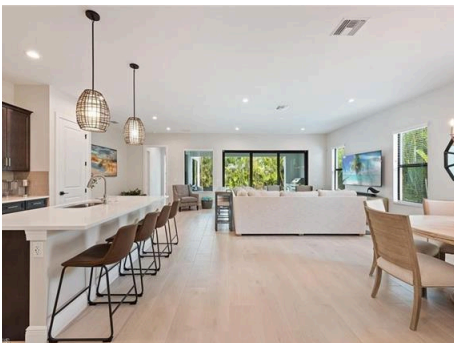
\$800,000

ACTIVE 6/30/22

Beds **0/0** Baths

Days on market: **351**

Days on market: **351**



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508 105th Ave N Naples, FL 34108

MLS #222025908

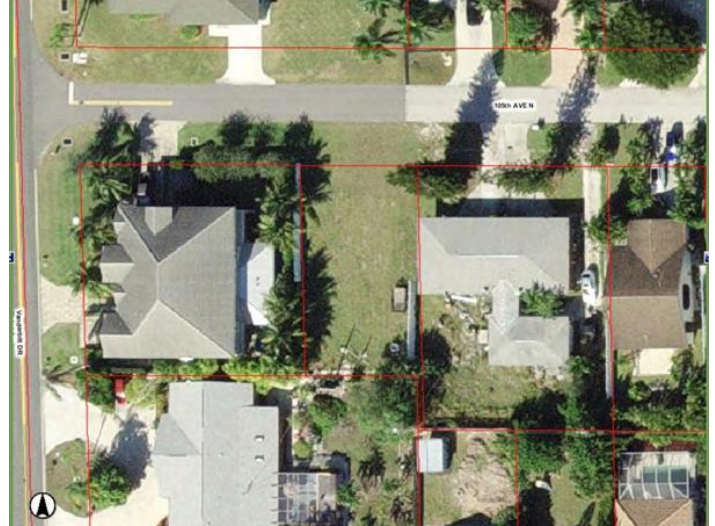
\$825,000

ACTIVE 4/5/22

Beds **0/0** Baths

Days on market: **355**

Days on market: **355**



Details

Prop Type: Lot and Land
County: Collier
Area: Collier

Acres: 0.15
Lot Size (sqft): 6,534
List date: 4/5/22

Updated: Mar 28, 2023 9:45 AM
List Price: \$825,000

Orig list price: \$1,045,000

Features

Community Type: Non-Gated
Lot Desc: See Remarks

Sewer: Central
View: Landscaped Area

Water: Central
Waterfront Desc: None

Remarks

Amazing lot in Naples Park. Great location whether you want to build your dream home close to the beach or invest. The lot is located just east of Vanderbilt Drive minutes from Vanderbilt Beach, the Ritz, and very close to shops and restaurants in Mercato.

Courtesy of Better Homes And Gardens RE
 Information is deemed reliable but not guaranteed.

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508 105th Ave N

Naples, FL 34108

MLS #222025908

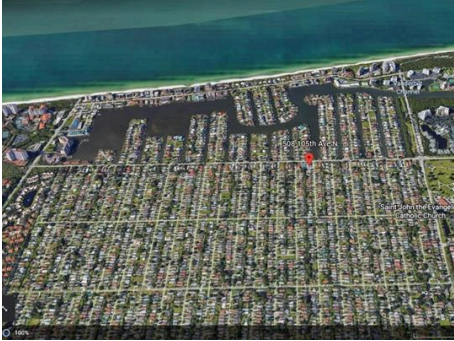
\$825,000

ACTIVE 4/5/22

Beds **0/0** Baths

Days on market: **355**

Days on market: **355**



693 91st Ave N Naples, FL 34108

MLS #223046940

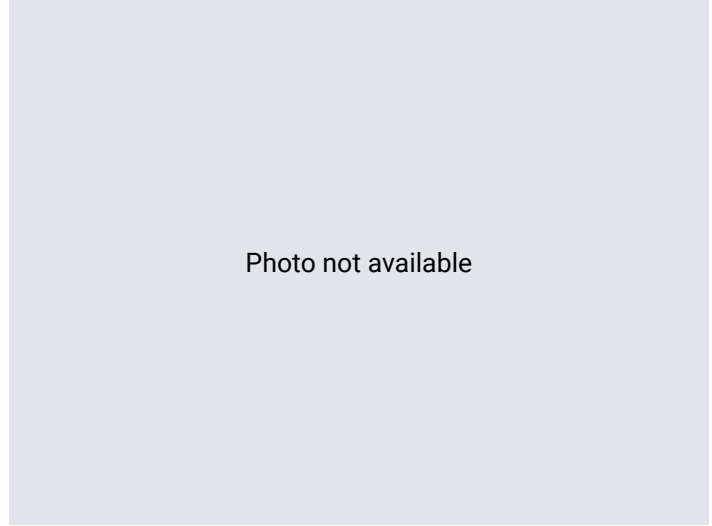
\$810,000

ACTIVE 6/30/23

Beds **0/0** Baths

Days on market: **1**

Days on market: **1**



Details

Prop Type: Lot and Land

Acres: 0.14

Updated: Jun 30, 2023 12:14 PM

Orig list price: \$810,000

County: Collier

Lot Size (sqft): 6,099

List Price: \$810,000

Area: Collier

List date: 6/30/23

Features

Community Type: Non-Gated

Sewer: None

Water: None

Lot Desc: Other

View: None/Other

Waterfront Desc: None

Remarks

Prime lot, a sweet spot in North Naples with walkable proximity to beach, tennis, and nightlife. 91st Avenue N. is the southernmost avenue in Naples Park. To the west: Vanderbilt Beach at the Gulf of Mexico and the Ritz-Carlton. To the east: Mercato Shops with nightlife such as BURN by Rocky Patel, fine dining such as Capital Grille, shopping such as Sur la Table and Whole Foods grocery; Silverspot Cinema, and more. Attractions on Vanderbilt Beach Road, one block south: The Bicyclery with rentals, healthy-foods cafe, and live music; a Paragon Theater, Royal Scoop, Brooks Burgers, and more, with public tennis courts and fields on the south side of Vanderbilt Beach Road. Consider the qualities of 91st Avenue N within Naples Park. There are Collier County easements to the north and south, offering unique views and privacy. Across the street is a grassy, landscaped area and privacy wall, and to the rear, an easement ensuring distance from the neighbors along 92nd Avenue N. "15 minutes" sou

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Courtesy of Beycome of Florida LLC
Information is deemed reliable but not guaranteed.

842 95th Ave N Naples, FL 34108

MLS #222025375

\$699,000

ACTIVE 4/4/22

Beds **0/0** Baths

Days on market: **336**

Days on market: **336**



Details

Prop Type: Lot and Land
County: Collier
Area: Collier

Acres: 0.15
Lot Size (sqft): 6,534
List date: 4/4/22

Updated: Apr 11, 2023 9:14 AM
List Price: \$699,000

Orig list price: \$2,000,000

Features

Community Type: Non-Gated
Lot Desc: Regular

Sewer: Central
View: None/Other

Water: Central
Waterfront Desc: None

Remarks

Location, Location, Location. Beautifully cleared Southern Exposure 50x135 lot on 95th Ave N. Only a few blocks from Mercato and the world famous Vanderbilt Beach. Hedge against inflation and build a vacation rental home and cash in on the amazing rental rates in Naples Park. Naples Park has no rental restrictions or HOA, so it has become one of the hottest short term rental destinations in the country.

Courtesy of Downing Frye Realty Inc.
 Information is deemed reliable but not guaranteed.

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

842 95th Ave N Naples, FL 34108

MLS #222025375

\$699,000

ACTIVE 4/4/22

Beds **0/0** Baths

Days on market: **336**

Days on market: **336**



Janet Berry, PA

Janet Berry Luxury Home Team at Premiere Plus Realty

817 107th Ave N Naples, FL 34108

MLS #223048142

\$549,900

ACTIVE 6/30/23

Beds **0/0** Baths

Days on market: **3**

Days on market: **3**



Details

Prop Type: Lot and Land

Acres: 0.14

Updated: Jul 3, 2023 7:17 AM

Orig list price: \$549,900

County: Collier

Lot Size (sqft): 6,099

List Price: \$549,900

Area: Collier

List date: 6/30/23

Features

Community Type: Non-Gated

Sewer: Central

Water: Central

Lot Desc: Irregular Shape

View: Lake

Waterfront Desc: None

Remarks

Rare Lakefront lot west of 41! Close to beach & shopping, this lot is off 107th Avenue . This is the only lakefront lot for sale in Naples Park!

<https://goo.gl/maps/rKBw2HBpfS8o6rfd8>

Courtesy of True Realty Services, LLC

Information is deemed reliable but not guaranteed.

Janet Berry, PA

Janet Berry Luxury Home Team at Premiere Plus Realty

817 107th Ave N Naples, FL 34108

MLS #223048142

\$549,900

Beds **0/0** Baths

Days on market: **3**

ACTIVE 6/30/23

Days on market: **3**



Janet Berry, PA

Janet Berry Luxury Home Team at Premiere Plus Realty

849 101st Ave N Naples, FL 34108

MLS #223049657

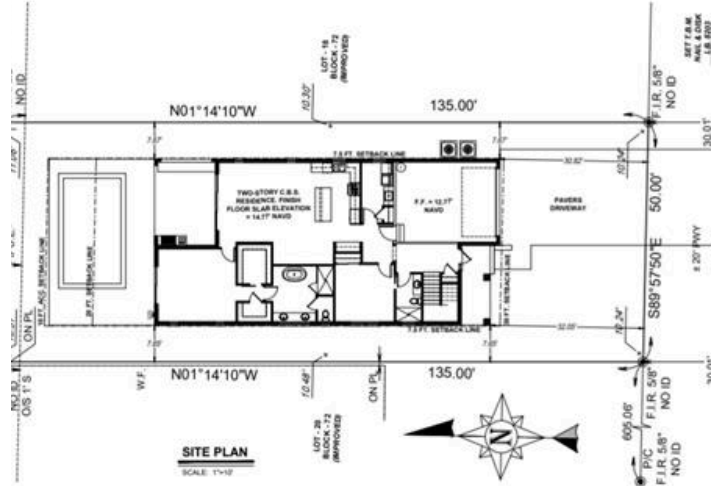
\$650,000

ACTIVE 7/7/23

Beds **0/0** Baths

Days on market: **5**

Days on market: **5**



Details

Prop Type: Lot and Land
County: Collier
Area: Collier

Acres: 0.15
Lot Size (sqft): 6,534
List date: 7/7/23

Updated: Jul 12, 2023 1:30 PM
List Price: \$650,000

Orig list price: \$650,000

Features

Community Type: Non-Gated
Lot Desc: Regular

Sewer: Central
View: Landscaped Area

Water: Central
Waterfront Desc: None

Remarks

READY FOR PERMITTING: 2900 sf living space, 4 bedroom, 4 bath custom designed home! Located in Naples Park, this lot offers a great location within minutes away from the beach, restaurants and shops. Biking and walking distance to Pelican Bay Community Park where you can enjoy public tennis facilities, racquetball courts, basketball courts, children's playground and many more. No HOA fees or pet restrictions. Don't miss out on this opportunity!

Courtesy of Premiere Plus Realty Company
 Information is deemed reliable but not guaranteed.

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

849 101st Ave N Naples, FL 34108

MLS #223049657

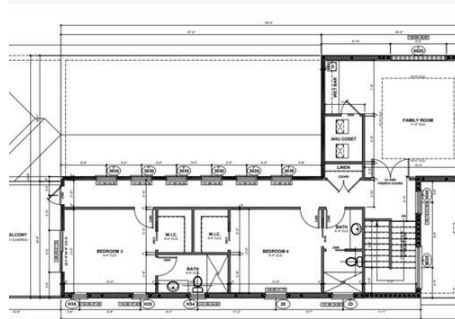
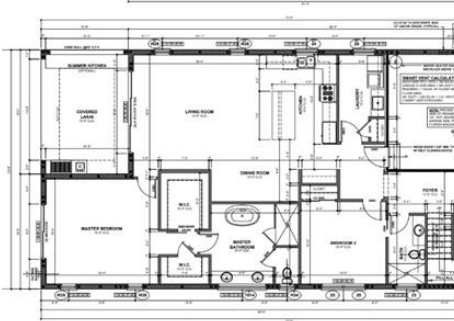
\$650,000

ACTIVE 7/7/23

Beds **0/0** Baths

Days on market: **5**

Days on market: **5**



BUILDING SQUARE FOOTAGE		
TABULATION		
1ST LEVEL A/C LIVING AREA	1,754	SQ FT
GARAGE	381	SQ FT
ENTRY	100	SQ FT
LANAI	228	SQ FT
1ST LEVEL NON-A/C	709	SQ FT
1ST LEVEL TOTAL UNDER ROOF	2,463	SQ FT
2ND LEVEL A/C LIVING AREA	1,149	SQ FT
A/H/J CLOSET	42	SQ FT
2ND LEVEL NON-A/C	42	SQ FT
2ND LEVEL TOTAL UNDER ROOF	1,191	SQ FT
TOTAL A/C LIVING AREA	2,903	SQ FT
TOTAL UNDER ROOF	3,654	SQ FT
BALCONY (NO COVERED)	220	SQ FT