

# \$4,290,000 - 776 7th Avenue, Naples

MLS® #2240681

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## \$4,290,000

4 Bedroom, Bathroom, 2,617 sqft

Residential on 0 Acres

Ridge Lake, Naples, FL

Nestled in the heart of Old Naples, a mere half mile from pristine beaches and one mile from the vibrant downtown Naples. This four-bedroom plus den, three-bathroom property boasts an unparalleled location free from constraints of HOA and the worries of a flood zone. The home's exterior exudes timeless elegance with its durable metal roof and half-round gutters, impact-resistant windows adorned with decorative shutters, and a welcoming circular paver driveway. The lush landscaping, complete with a 10-foot privacy hedge, envelops the yard, creating a serene oasis. The private lanai with southern exposure is a haven of luxury, featuring covered living areas with electric storm and bug screens, a heated saltwater pool with sun shelf, and an outdoor shower. Inside, the turnkey furnished interior is a symphony of coastal charm and modern amenities. Enjoy the ambiance created by in-ceiling speakers, recessed lighting, shiplap walls, and light hardwood floors throughout. The heart of the home, the kitchen, is a chef's dream with white shaker-style cabinets, quartz countertops, a farmhouse sink, and a large center island. Top-of-the-line appliances, including a 4-burner with griddle gas range and a double drawer beverage cooler, make entertaining a delight. The adjacent open living and dining area is bathed in natural light from pocketing glass sliders, seamlessly connecting the lanai for ultimate indoor-outdoor living. Retreat to the owner's suite where you'll find a vaulted



shiplap ceiling, two walk-in closets with built-ins, and a spa-like ensuite bathroom. Upstairs, a loft area, three spacious guest bedrooms, and a well-appointed bathroom cater to guests and family alike. The two-car garage, with its epoxy floor and built-in cabinets, and the den, featuring a shiplap vaulted ceiling, kitchenette with KitchenAid beverage cooler and icemaker, and long pool views, elevate the functionality and appeal of this magnificent home. Additional features include video security system, central vacuum, rear alley, and \$250K in rental income last year. This property is not just a home, it's a lifestyle offering the ultimate location and convenience in one of Naples' most coveted areas.

Built in 2018

**Essential Information**

MLS® #	2240681
Price	\$4,290,000
Bedrooms	4
Full Baths	3
Square Footage	2,617
Acres	0.20
Year Built	2018
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Active

**Community Information**

Address	776 7th Avenue
Area	0.2
Subdivision	Ridge Lake
City	Naples
County	Collier
State	FL

Zip Code	34102
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## Amenities

Amenities	None
Parking	Attached, Garage Door Opener
Garage Spaces	2
View	See Remarks
Waterfront	None
Has Pool	Yes
Pool	Gas Heat, Pool/Spa Combo, Salt Water

## Interior

Interior	Concrete, Tile, Wood
Interior Features	Built-in Features, French Doors, Laundry Tub, Pull Down Stairs, Walk-In Closet(s), Breakfast Bar, Double Vanity
Appliances	Oven, Dishwasher, Dryer, Microwave, Refrigerator With Ice Maker, Washer
Heating	Electric
Cooling	Ceiling Fan(s), Central Air
# of Stories	2

## Exterior

Exterior	Built-in Barbecue, Fenced
Lot Description	City Lot
Windows	Electric Shutters, Impact Doors, Impact Windows, Window Coverings
Roof	Metal

## Additional Information

Days on Market	56
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## Listing Details

Listing Office	Premier Sotheby's International Realty
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