

THE PERFECT LOCATION DEMANDS THE PERFECT HOME.

Naples has long been the winter retreat for those looking for a discrete, yet very upscale and sophisticated town. The crown jewel of the Paradise Coast, Naples, offers exquisite sunsets, incredible shopping, fine dining, championship golf and white sand beaches while being home to some of the most luxurious waterfront estates and condos in the world. The thriving arts and entertainment scene is highlighted by a vibrant night life where the atmosphere is casual, yet tropical. It is easy to understand the phrase "love at first sight" when visiting Naples. Each year, thousands make their way to the area from all over the world to experience sunny blue skies, warm breezes and alluring snow-free winters. Falling in love with Naples is easy; each year more and more seasonal visitors flock to the area to purchase property, allowing them to spend extra time in tropical paradise.



Location, location, location. Choosing the perfect Naples location is first and foremost a lifestyle decision. With so many amenities and natural features spanning the city, choosing the perfect spot to



and ever-classy streets of 5th Avenue South and 3rd Street while reveling over the colorful art, quaint cafes, and a year-round calendar of entertainment, particularly world-renowned art shows, car shows and live music. For the more culturally interested, the state of the art Philharmonic, featuring their renowned orchestra, Sugden Theater and a multitude of diverse art galleries will surely enrich your time in Naples.

The perfect location demands the perfect home. Positioned on a quiet residential street just minutes from the Gulf is Naples' finest new single family home. Extraordinary in design and exceptional in detail, the picturesque Mediterranean-inspired residence is the newest gem in the highly sought-after Moorings community. This rarely available new construction home

on a large corner-lot boasts over 10,000 square feet of outdoor and indoor living space, bringing the Florida lifestyle to your home. Abundant outdoor areas, including multiple patios and balconies, as well as excellent proximity to the Gulf of Mexico allow for unlimited enjoyment of the sunshine, cool breezes, and soothing sounds of the natural stone waterfall.

Immaculate and bold, this Portside residence features innumerable custom upgrades and designer finishes With four full bedrooms and three full baths, plus two half baths, this two story home is as spacious as it is grand and



offers the ideal open floor plan and two comfortable living areas perfectly suited for memorable family gatherings and entertainment. This superb home also opens up to abundant outdoor living space on both levels and

purchase property is an exciting endeavor. From Olde Naples to the south, Vanderbilt to the North and every neighborhood in between, there are endless options to own a piece of paradise.

Boasting the ideal location and proximity to the very best of Naples, The Moorings community is a special spot. Located just to the north of Olde Naples and to the south of Park Shore, the area is truly in the heart of Naples and offers some of the most desirable real estate in the city. With history dating back to the 1960's, the Moorings was one of the first communities of single family homes and condos built in Naples. **A beach lover's paradise, the Moorings offers some of the most spectacular white sugar sand beaches around to relax in after taking a dip in the warm, sparkling Gulf of**



Mexico. For golf opportunities, The Moorings Country Club is wonderful. Centrally located and unimposing, this club offers a beautiful 18 hole golf course designed for all levels of play with 9 Par 3's and 9 Par 4's. Casual and fine dining opportunities, holiday celebrations, live entertainment and many other activities are also available to members.

Just a short drive in either direction north or south, will lead to an endless array of entertainment options, including world-renowned shopping, dining and entertainment. Relax at the charming Waterside Shops, Mercato, or the Village on Venetian Bay all to the north while enjoying happy hour, hors d'oeuvres, and the refreshing Florida breezes. To the south, spend delightful days and nights wandering the luxurious





features desirable southern exposure. Sunshine is abundant from sunrise to sunset while relaxing in the warm breezes and listening to the soothing nature sounds. Lounge on the second floor sun-deck, take a swim in the custom pool and spa complete with a stone waterfall feature and beautiful glass mosaic decorations, or watch the majestic sunset skies light up and fade to starry darkness from your private crow's nest perch. Adjacent to the pool is a large tiki hut made with eucalyptus timbers and real Mexican thatch. An upscale, outdoor barbecue kitchen creates the ideal setup for entertaining.

Inside, enjoy a masterfully-planned layout with two inviting living areas and 10 foot high impact-glass pocketing sliding doors in the main living room,

leisure room and master suite- all overlooking the pool and patio area. Gorgeous natural stone flooring with inserted wood transitions between rooms, exotic high-end granite countertops throughout, an elevator, and large walk-in wine cooler put this residence in the top-tier of luxury. The impressive gourmet kitchen is sure to delight the chef-in-residence with a high-end appliance package, a custom hood, gorgeous countertops, soft close cabinets and a beautiful backsplash of sealed natural stone tile. A fabulous walk-in wine cooler features an individual cooling system for temperature and humidity control, insulated walls and a decorative cultured stone veneer around the doorway and adjacent to the formal dining area.

The upstairs is highlighted by all wood flooring and staircases, private porches in both guest bedrooms and a sun deck that doubles as a superb spot to enjoy the night sky. The upstairs also features a crow's nest with a second outdoor kitchen for a bird's eye view of the famous Florida sunsets. A port-cochere plus a high-ceiling 4 car garage allowing for future autostackers makes this home a car-lovers dream with a total capacity of eight vehicles inside and 20 additional vehicles on the extra-large paver driveway.

To contact Dustin Beard at John R. Wood Realtors, please call 239-289-2650 or E-mail Dustin Beard at Dustin@DustinBeard.com.

To learn more about this remarkable property and other luxury properties in Naples, please visit ParadiseCoastNaplesRealEstate.com.