$735,000

CONDOMINIUM

11 Bluebill AVE 203

11 Bluebill Avenue, Naples, Florida, 34108, United States

Property Details

Type	**Condominium**
MLS #	**226003767**
Bedrooms	**3**
Building size	**2360 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**3**
Floor	**11**
Exterior	**Block**
Interior	**Carpet**

Description

Priced to SELL! One of the largest units in the building, offering the lowest price per square foot and beautiful views! Located in one of North Naples' most desirable beachfront communities, Vanderbilt Surf Colony! This rare, oversized 3-bedroom, 3-bath residence offers over 2,000 square feet of living space and an incredible opportunity to create your dream coastal retreat. Offered by the original owners, the residence features a timeless layout with western exposure, picture-perfect sunsets from two expansive screened-in balconies overlooking the pool & gulf side. The spacious floor plan includes two primary suites, a generously sized third bedroom, a large living room, a formal dining area, and the added convenience of an in-residence laundry room. Enjoy added peace of mind with recent building improvements and ongoing maintenance. The building has recently passed its structural inspection, balcony screens have been replaced, and the building has been painted. Building maintenance is meticulously updated, all pool equipment is new, and the condominium meets Florida's current reserve funding requirements. Ideally situated on the second floor close to brand new elevators, the residence offers convenient access to the beach and community amenities. Vanderbilt Surf Colony features a secured, gated entrance and an on-site manager available daily, along with a resort-style lifestyle that includes a community pool, tennis courts, fitness room, community room, barbecue grills, personal beach locker, bike storage, and secured mail area. Kayak

storage and boat slips are also available for lease, offering direct Gulf access through Wiggins Pass. The residence has never experienced flood damage and features storm shutters for added protection. Just steps from Wiggins Beach and Vanderbilt Beach, this exceptional location places you close to world-class dining, shopping, and entertainment at LaPlaya Beach & Golf Resort, The Ritz-Carlton, Mercato, Waterside Shops, and beyond. Whether you envision a personal beachfront escape, a seasonal retreat, or a coastal investment, this oversized residence presents a rare opportunity to enjoy the best of Naples beach living with spectacular views, desirable amenities, and important building improvements already completed. Don’t miss this opportunity to own a piece of paradise at Vanderbilt Surf Colony!
