
$1,650,000
RESIDENTIAL
1585 Pelican AVE
1585 Pelican Avenue, Naples, Florida, 34102, United States
SWFLAMLS

Property Details

Type	**Residential**
MLS #	**226003330**
View	**Water**
Waterfront	**Canal**
Lot size	**0.33 acres**
Neighborhood	**NA08 - Royal Harbor-Windstar Are**
Subdivision	**GOLDEN SHORES**

Description

An exceptional opportunity awaits in the heart of Royal Harbor, one of Naples’ most desirable waterfront communities. This expansive .33-acre corner lot offers the ideal setting to design and build a custom coastal residence tailored to your vision. Perfectly positioned with direct Gulf access, the property is a rare find for both end users and builders seeking a premier Naples address. The lot is cleared, level, and construction-ready, with permits already secured for a new seawall, boat dock, and lift, streamlining the path to waterfront living. Whether your days are spent cruising the waterways, heading offshore for fishing, or enjoying evening sunset rides, this location delivers effortless access to the Gulf. For those looking to move quickly, thoughtfully designed architectural plans are available, providing a head start toward creating a sophisticated waterfront home. Just minutes from the charm and energy of Olde Naples, you’ll enjoy close proximity to world-class dining, boutique shopping, art galleries, and entertainment, along with easy access to Naples’ renowned white-sand beaches. This is a rare chance to build in an established boating neighborhood where lifestyle, location, and long-term value converge. Explore the potential and envision life on the water in Royal Harbor, where coastal luxury truly comes to life.