
$685,000
SINGLE FAMILY RESIDENCE
2346 River Reach DR
2346 River Reach Drive, Naples, Florida, 34104, United States
SWFLAMLS

Property Details

Type	**Single Family Residence**
MLS #	**226038418**
Bedrooms	**3**
Building size	**2768 sq. ft.**
Heating	**Central**
Bathrooms	**2**
Floor	**1**
Exterior	**Block**
Interior	**Tile**
View	**Landscaped, Creek Stream**

Description

One or more photo(s) has been virtually staged, AI generated or rendered. Photos with virtually staged furniture are noted as such on the images. Some homes simply make everyday living easier, and 2346 River Reach Drive is one of them. With thoughtfully updated interiors, inviting indoor and outdoor living spaces, and a location that puts the best of Naples within easy reach, this is a home designed to be enjoyed. Step through the door of this River Reach home and the first thing you'll notice is how much room there is to breathe. A large covered lanai opens onto a private, lushly landscaped backyard, fully fenced and shaded, the kind of space that turns an ordinary evening into a reason to stay outside a little longer. Inside, the floor plan adds even more flexibility, with two separate living areas so movie nights, morning coffee, and family gatherings never have to compete for the same space. This single-story 3 bedroom plus den home has undergone significant renovations throughout. The kitchen has been fully remodeled, both bathrooms have been updated, and new luxury wood-look vinyl flooring runs throughout, so the big cosmetic work is already done. A new roof was installed in June 2024, plantation shutters dress the windows, and a combination of Kevlar hurricane screens and manual shutters provides storm protection for the home's windows and doors. The two-car garage features an upgraded garage door, cabinetry, and an epoxy floor, offering additional functionality and storage. A valuable benefit for the next owner is the availability of

transferable flood insurance, with the current owner paying less than $2,000 annually, offering potential savings and added peace of mind. River Reach is a quiet, non-gated neighborhood centrally located in Naples, just minutes from Gulf beaches and downtown's Fifth Avenue South. The nearby Gordon River Greenway offers scenic opportunities for walking and biking, while low HOA dues add to the neighborhood's appeal. Residents also have the option to join the nearby Coconut River Estates Civic Association for just $450 annually, providing access to an impressive collection of amenities, including a community boat ramp with Gulf access, a heated pool, pickleball and tennis courts, shuffleboard, a playground, dog park, nature trails, additional access to the Gordon River Greenway, and a calendar of social events. The neighborhood offers an appealing combination of location, recreation, and everyday convenience.
