

$509,000

SINGLE FAMILY RESIDENCE

2265 Outrigger LN

2265 Outrigger Lane, Naples, Florida, 34104, United States

SWFLAMLS

Property Details

Type	**Single Family Residence**
MLS #	**226037540**
Bedrooms	**2**
Building size	**1687 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**1**
Exterior	**Block**
Interior	**Tile**

Description

Welcome to this beautifully updated Naples home, where many of the BIG-TICKET IMPROVEMENTS have already been completed. Situated on a spacious 0.28-acre lot, this move-in-ready 2-bedroom, 2-bath residence offers approximately 1,200 square feet of living space plus a versatile 200-square-foot Florida Room—ideal for a home office, sitting area, hobby space, or casual entertaining. The kitchen was renovated in 2024, both bathrooms were updated in 2022, and tile and vinyl flooring provide easy-care Florida living throughout. Major improvements include a new metal roof (2023), impact windows & doors (2022), updated electrical panel (2023), and HVAC (2020), giving buyers peace of mind from day one. The attached garage offers laundry, additional storage, and a 220V outlet for EV charging. Outside, the generous lot has been refreshed with improved landscaping, decorative gravel and mulch, and an updated irrigation pump, while still offering plenty of room to garden, entertain, or create your own outdoor retreat. The home has experienced no water intrusion or flood damage, offering additional peace of mind, with a current flood insurance policy of approximately $1,600/year that may be assumable by the buyer. A VA LOAN ASSUMPTION OPPORTUNITY is also available at a 6.25% interest rate for a qualified buyer, subject to lender/servicer approval and applicable VA requirements. Enjoy access to Naples Bay and the Gulf, adding another dimension to the Southwest Florida lifestyle. The voluntary HOA offers an impressive array of amenities, including a community

boat ramp, heated pool, four pickleball courts, tennis, shuffleboard, playground, dog park, kayak storage, and a pavilion available to residents at no charge for private parties. With an updated kitchen and baths, newer major systems, impact protection, EV-ready garage, and a generous lot, this home offers the combination of updates, convenience, and lifestyle that makes it easy to simply move in and enjoy Naples!
