

RESIDENTIAL

3195 CONNECTICUT AVE

3195 CONNECTICUT Avenue, Naples, Florida, 34112, United States

Property Details

Type	**Residential**
MLS #	**226036244**
View	**Landscaped**
Lot size	**0.31 acres**
Neighborhood	**NA18 - N/O Rattlesnake to Davis**
Subdivision	**NAPLES BETTER HOMES**

Description

A rare opportunity to build from the ground up on a double lot in one of Naples’ most exciting and rapidly evolving neighborhoods. Ideally situated on Connecticut Avenue within the dynamic Bayshore Arts District, this oversized vacant homesite offers a clean slate for creating a distinctive custom residence in an area increasingly recognized for its energy, character and exceptional proximity to everything Naples has to offer. The property has already been cleared, with all previous structures removed, allowing the next owner to move forward with their vision without the burden of demolition. Its generous dimensions provide tremendous flexibility for designing a contemporary coastal retreat, private tropical sanctuary or sophisticated new construction residence tailored specifically to the way you want to live. What truly sets this opportunity apart is the location. The Bayshore area has emerged as one of Naples’ most compelling lifestyle destinations, where waterfront recreation, boating, restaurants, entertainment, art and an eclectic collection of local businesses create an atmosphere unlike anywhere else in the city. The neighborhood continues to experience significant investment and redevelopment, making vacant land increasingly desirable. Enjoy convenient access to Naples’ renowned beaches, downtown Fifth Avenue South and Third Street South, upscale shopping and dining, championship golf and the Gulf of Mexico, while returning home to a neighborhood with its own distinctive personality and relaxed coastal appeal. With the site cleared and ready for its next chapter, this oversized homesite presents an increasingly difficult-to-find opportunity to secure land in one of Naples’ most talked-about emerging areas. Build now, plan for the future or hold as the Bayshore district continues its remarkable transformation—the possibilities are entirely your own.