

RESIDENTIAL

2337 54th AVE NE

2337 54th Avenue, Naples, Florida, 34120, United States

SWFLAMLS

Property Details

Type	**Residential**
MLS #	**226037186**
View	**Canal, Trees Woods, Water**
Waterfront	**Canal**
Lot size	**2.86 acres**
Neighborhood	**NA43 - GGE 22,36,38-47,59-65**
Subdivision	**GOLDEN GATE ESTATES**

Description

Room to spread out on 2.86 acres of canal-front land in Golden Gate Estates. This lot has 183 feet of road frontage and runs 662 feet deep, giving you a long, private stretch of ground with water at the back. The entire lot is upland, so there are no wetlands to work around, and some fill is already in place, which can save time and money when you are ready to build. This parcel is one of three side-by-side properties on 54th Ave NE that can be bought separately or together. Next door sits a brand new 2,659 square foot home on 2.34 acres, offered under MLS 225084023, and to the east of that home is a 2.34 acre lot with 165 feet of frontage priced at $199,000. Put all three together and you have 7.54 acres with a new home in the middle and open land on both sides, which makes a natural setting for a family compound, a home for parents or grown children close by, or a private estate with space for a barn, a workshop, a garden, horses, or a large detached garage for boats and RVs. Golden Gate Estates has no HOA and no community dues, so you have far more freedom over how you build and how you use your land than you would in a gated neighborhood. Assigned schools are reported to be Corkscrew Elementary, Corkscrew Middle, and Palmetto Ridge High School. Big Corkscrew Island Regional Park is a short drive away, with Collier County’s largest playground, a water park and pool complex, sports fields, tennis and pickleball courts, walking paths, and a large community center. Everyday shopping is close too, with a Publix at The Shoppes at Orange Blossom on Oil Well Road and another Publix plus an Aldi near Immokalee Road and Randall Boulevard. Restaurants, banks, and services along Immokalee Road and Collier Boulevard are within easy reach, and I-75 connects you to downtown Naples, the beaches along the Gulf of America, Southwest Florida International Airport, and the rest of the region. Life out here moves at a slower pace, with big skies, quiet nights, and plenty of

wildlife, while still keeping you close to everything you need.