

$1,350,000

CONDOMINIUM

5555 Heron Point DR 302

5555 Heron Point Drive, Naples, Florida, 34108, United States

SWFLAMLS

Property Details

Type	**Condominium**
MLS #	**226031102**
Bedrooms	**3**
Building size	**2485 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**3**
Floor	**1**
Exterior	**Concrete**
Interior	**Tile**

Description

RARE, INCREDIBLE VALUE in Pelican Bay! This EXPANSIVE 2,485 sq ft CORNER RESIDENCE offers the LARGEST FLOOR PLAN in the "The Heron" (a DIRECT BEACH ACCESS boutique building with only 40 residences - 2 per floor), with the flexibility to easily convert to a 3-BEDROOM with EN-SUITE BATH layout—an opportunity rarely available at this price point. This BEAUTIFULLY UPDATED unit offers coveted SOUTHWEST EXPOSURE FOR SPECTACULAR SUNSET SKIES! Enjoy breathtaking views of the tranquil, UNTOUCHED NATURE PRESERVE & LUSH SWAYING PALM TREES—your very own tropical oasis. This PET-FRIENDLY, low-density BOUTIQUE BUILDING offers exceptional privacy & exclusivity. With oversized windows on 3 sides of the unit (including 2 walls nearly all glass), this light, bright & airy END UNIT is brimming with natural light. Featuring a split-bedroom floor plan offering privacy for owners & guests. TASTEFUL UPDATES throughout include UPDATED IMPACT GLASS sliding windows*, Renovated Kitchen with custom cabinetry & quartz counters, beautiful warm wood-look floors in the kitchen & living spaces, custom woodwork & wall paneling, newly updated showers with new tile & frameless enclosures, 2025 NEW HVAC & 2026 NEW Water Heater. Commercially tinted windows, updated window treatments & upgraded custom closets by California Closets. THE HERON’S AMENITIES include RARE DIRECT BEACH ACCESS through a gated walkway from which you can take a tram or walk to the Private Beach Club & Restauraunts, Large Pool & Spa with preserve view, 2 Guest

Suites, Renovated Community Room & Gym with Sauna, On-site Tennis/ Pickleball Court, newly installed Flood Protection system, Secure Underground Parking (1 assigned space) & Separate Air-Conditioned Storage, On-site Management, + Electric Vehicle Charging capability in the garage. The Heron building has been inspected per the Florida §553.899 Mandatory Milestone Inspections Act. All required changes are planned & are in the HOA budget— seller to pay all related costs! Buyer to enjoy the peace of mind of these excellent upgrades with NO COST FROM BUYER! Located in the heart of one of Naples' most beloved waterfront communities, Pelican Bay, with 43 acres of parks & recreation including an exclusive beach club with nearly 3 miles of white sandy beach, 3 beachfront restaurants & attended beach services, sailing, kayaking, fitness & wellness center (plus beachfront fitness classes), 18 Har-Tru tennis courts, 10 pickleball courts & social programming/events at the spectacular community center. Residents also enjoy a convenient tram service providing easy transportation to & from the private beach access points, making beach days effortless and enjoyable. All of this, a short walk to Artis-Naples & Waterside Shops & a short drive to 5th Ave shops/dining. Exceptional views, world-class amenities & unbeatable location. "3rd bedroom" currently has television storage built-out in the closet space & would need doors added to be a closed off/private room.
