

SINGLE FAMILY RESIDENCE

1282 Venetian WAY

1282 Venetian Way, Naples, Florida, 34110, United States

Property Details

Type	**Single Family Residence**
MLS #	**226033641**
Bedrooms	**2**
Building size	**3640 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**3**
Floor	**2**
Exterior	**Stucco**
Interior	**Vinyl**

Description

If you want gulf-access living in North Naples without the compromise, this is the one. A fully renovated single-family home in Gulf Harbor, west of US-41, with a private dock, 60 feet of canal frontage, and about a 10-minute run by boat to Wiggins Pass and Barefoot Beach. No HOA. Rare combination of location, condition, and price. The living level is a 2-bedroom, 2-bath residence with an open floor plan and wide water views from the moment you walk in. The living and dining rooms flow into a sleek kitchen with a full appliance suite, marble counters, waterfall-edge island, custom backsplash, and a large pantry. A second-story balcony overlooks the canal and tropical landscape. The owner’s suite opens to that same balcony and includes a spa-style bath with walk-in tiled shower, soaking tub, dual sinks, and a large closet with in-suite washer and dryer. A second bedroom and full bath with shower complete the upstairs. Downstairs is nearly 1,500 square feet of fully air-conditioned space with its own full bath, extra washer/dryer hookup, and direct backyard access. Use it as a guest suite, media room, gym, workshop, or storage. The lower level also offers 3–4 garage spaces with epoxy floors and dedicated 1.5-ton A/C. The renovation is current and complete: new roof (2022), new 3.5-ton 16-SEER A/C (2024), new hot water heater (2024), brand-new double entry doors (2025), CorTech luxury vinyl flooring, hurricane-rated windows and Low-E sliders, and modern finishes throughout. Out back, an east-facing concrete deck catches the sunrise over the canal, with room to

add a pool later. Xeriscape landscaping keeps the grounds low-maintenance. Gulf Harbor offers 20-foot clearance to the Gulf and no length restriction on boats. Dining, shopping, and entertainment are minutes away, and Naples’ beaches are close by car or water. Strong rental history and reviews make this equally compelling as a primary home, second home, or investment.
