
$999,000
SINGLE FAMILY RESIDENCE
193 Cocohatchee ST
193 Cocohatchee Street, Naples, Florida, 34110, United States
SWFLAMLS

Property Details

Type	**Single Family Residence**
MLS #	**226034737**
Bedrooms	**3**
Building size	**3279 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**2**
Exterior	**Block**
Interior	**Tile**

Description

Gulf access!! This exceptional property offers potential AirBnB cash flow. Offering stunning panoramic views and convenient Gulf access, this home is a haven for waterfront enthusiasts. Situated in a prime Naples location on the picturesque Cocohatchee River. Extraordinary income opportunity, pay for your second home while you’re away or bring the mother-in-law. With a private dock featuring a floating dock and canoe rack, you'll have everything you need to effortlessly explore the serene and beautiful waterways of Naples. It's not just a home—it's a lifestyle where elegance meets adventure. Perfectly positioned for serenity and sophistication, this home boasts secluded surroundings while embracing full, uninterrupted water views and unparalleled beauty of nature. This exceptional property offers the unique potential for dual living spaces, perfect as separate living quarters or an inviting mother-in-law suite with a private side entry. Boasting modern upgrades and thoughtful details, this home is move-in ready and designed for convenience and comfort. Recent upgrades include new roof (2018), 2 new water heaters, a whole-house water filtration and softener system, and two highly efficient A/C units with a drip pump (3 yrs old) and new appliances. The interior features durable touches such as Styrofoam insulation, PVC baseboards, and hardy board throughout downstairs and garage, ensuring longevity and style. On the exterior, $40K was invested in drainage, while new impact windows and sliders and striking blue and white landscape lighting enhance the home’s curb appeal. Additional

modern amenities such as a new screen enclosure, roll-down blinds, and plank tile floors create a perfect blend of style and functionality. The home is equipped with two fully functional living areas. Downstairs includes a complete Whirlpool appliance package, featuring a new refrigerator and dishwasher, complemented by a porcelain sink for everyday luxury. Upstairs offers real wood shiplap walls, a Bosch appliance package, a double porcelain farmhouse sink, and even a medicine cabinet for extra bathroom storage. Outdoor living spaces are equally impressive, with composite patio decking and a dock, along with a floating dock and a canoe rack for two. The property is finished with beautiful landscape irrigation and lighting on timers, a new screen cage and screening, and Pelican shutters. Flood insurance in place and transferrable. This home is more than just a house—it’s an opportunity for a versatile and luxurious lifestyle. Whether you're envisioning a family retreat, a rental income generator, or a place to entertain or retire, this property has it all. The possibilities are endless!
