
$1,700,000
SINGLE FAMILY RESIDENCE
1319 22nd AVE NE
1319 22nd Avenue, Naples, Florida, 34120, United States
SWFLAMLS

Property Details

Type	**Single Family Residence**
MLS #	**226034008**
Bedrooms	**3**
Building size	**4052 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**3**
Floor	**1**
Exterior	**Block**
Interior	**Tile**

Description

One or more photo(s) has been virtually staged, AI generated or rendered. BRAND-NEW CUSTOM LUXURY HOME ON 2.5 ACRES OF 100% UPLAND PROPERTY — STILL UNDER CONSTRUCTION WITH THE OPPORTUNITY TO SELECT FINISHES AND FINAL TOUCHES! Welcome to 1319 22nd Ave NE, where modern luxury, privacy, acreage, and custom design come together in Golden Gate Estates. Situated on 2.5 acres of 100% upland land, this brand-new residence offers 3 bedrooms + den, 3 full bathrooms, 2,565 sq. ft. of air-conditioned living space, 4,052 total sq. ft., and a 3-car garage. The open-concept interior showcases soaring ceilings, custom carpentry, designer lighting, and elevated architectural details throughout. Built with efficiency and durability in mind, the home features a metal roof, spray-foam insulation, impact-resistant windows and doors, whole-house reverse-osmosis system, security cameras, and integrated sound system. The modern kitchen will feature extensive custom cabinetry, an oversized island, integrated appliances, and a clean, seamless design. Step outside to your private Southwest Florida retreat featuring a screen-enclosed saltwater pool and spa, automated pool lighting, stamped-concrete pool deck, spacious covered lanai, and built-in gas grill. Privacy begins before you even enter the home. The property is fully fenced, with an aluminum fence across the front, two electric sliding gates, and a double driveway. Bahama shutters add another distinctive architectural detail. One of the property’s most unique advantages is its position at the

very end of a short residential street. With a canal running alongside the property, no through traffic beyond the home, and a vacant parcel presently across the street, the setting feels exceptionally private and tucked away while still keeping everyday conveniences close. The location continues to become more desirable as this area of Golden Gate Estates grows. Randall Boulevard is approximately one block away, and the recently opened Vanderbilt Beach Road Extension provides a major new east-west connection through the Estates. Shopping, Publix, dining, everyday conveniences, and top rated schools are all close by, while North Naples and the beach are approximately 30 minutes away. The area has experienced tremendous growth in recent years, with additional infrastructure and development continuing to improve accessibility and convenience. And with 2.5 acres of 100% upland land, the possibilities extend far beyond the home itself. There is plenty of room to add a guest house, barndominium, pickleball court, additional garages or workshops, or even more outdoor entertainment space. Construction is still underway, giving the buyer the opportunity to select certain finishes/final touches and personalize the home before completion. You get the customization experience of building a new home without having to wait through the entire construction process from the ground up.
