
$4,495,000
SINGLE FAMILY RESIDENCE
2223 Harbor RD
2223 Harbor Road, Naples, Florida, 34104, United States
SWFLAMLS

Property Details

Type	**Single Family Residence**
MLS #	**226032274**
Bedrooms	**3**
Building size	**6150 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2.5**
Floor	**2**
Exterior	**Block**
Interior	**Tile**

Description

One or more photo(s) has been virtually staged, AI generated or rendered. NEW CONSTRUCTION WATERFRONT LUXURY — MAKE THIS YOUR HOME BEFORE CHRISTMAS! Welcome to 2223 Harbor Rd., where striking coastal architecture, direct boating access, and the ultimate Naples lifestyle come together in one impressive waterfront residence. Offering approximately 3,280 sqft of living space, more than 6,150 total sqft under roof, a 3-car garage, and approximately 111 ft of waterfront, this newly constructed home was designed to make a statement from the moment you arrive. Inside, soaring ceilings, custom architectural details, expansive open living spaces, and sophisticated luxury finishes create the perfect setting for both everyday living and unforgettable entertaining. Impact-rated windows and doors, private elevator access, a whole-house HALO filtration system, tankless water heater, and elevated waterfront construction bring substance, convenience, and peace of mind to the style. One of the most exciting features of this home is its incredible flexibility. The current layout offers generous open spaces with the potential to convert and create up to two additional bedrooms, giving the next owner countless options to customize the residence around their lifestyle. Whether you envision additional guest suites, home offices, a fitness room, media room, bunk room, or a combination of spaces, the possibilities are exceptional. Step outside and experience what Naples waterfront living is really about. A spectacular pool and spa, spacious covered first- and second-floor

lanais, built-in outdoor grilling areas, and an expansive waterfront setting transform the backyard into your own private resort. For the boating enthusiast, this property delivers. Enjoy new dock decking, a 10,000-pound boat lift, and approximately a 7–10 minute idle to Naples Bay with access to the Gulf of Mexico. Morning cruises, afternoons on the water, sunset cocktails, or dinner downtown by boat — this is the lifestyle people come to Naples to experience. And the location makes it even better. You're just minutes from the energy of Downtown Naples and iconic 5th Avenue South, home to some of the area's finest dining, luxury boutiques, galleries, entertainment, and nightlife. The surrounding Gateway Triangle is also experiencing significant redevelopment and investment, adding even more excitement to this rapidly evolving location. New construction. Waterfront. Pool and spa. Three-car garage. Serious boating access. Flexible floor plan with the potential for two additional bedrooms. Downtown Naples at your fingertips. Why spend another season waiting to build when you can make 2223 Harbor Road yours and be enjoying the Naples waterfront lifestyle before Thanksgiving? This isn't just another new construction home — it's your opportunity to get ahead of season, customize an incredibly versatile floor plan, and own a waterfront showpiece in one of Naples' most exciting locations.
