

ATTACHED

4000 Gulf Shore BLVD N 3000

4000 Gulf Shore Boulevard, Naples, Florida, 34103, United States

Property Details

Type	**Attached**
MLS #	**226037294**
Bedrooms	**3**
Building size	**2287 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**3**
Floor	**1**
Exterior	**Block**
Interior	**Wood**

Description

Tranquil bay views, beach walks, and afternoons on the water define everyday living in Venetian Isles. Positioned on the waterfront directly across from the beach, this villa places you moments from the boutiques and waterfront restaurants of The Village Shops on Venetian Bay. Begin your morning along the sand, spend the afternoon exploring the waterways, and return to a light-filled coastal retreat with sparkling bay views. A boat dock accommodating a boat up to 30 feet is available with the villa, with Gulf access via Doctor’s Pass. Approximately $25,000 in hurricane protection enhances the residence, and furniture is negotiable, offering flexibility to make the space your own. The $100,000-per-villa special assessment has been paid for this residence, supporting extensive Venetian Isles community improvements. The improvement program includes seawall restoration, complete remediation of all villa exterior facades, fumigation, gate security and lighting upgrades, and upgraded entryway tiling, with replacement of all pool furniture planned. These investments complement fresh exterior paint, a newly installed seawall drainage system, refreshed landscaping, and exterior detailing. The community permits one rental per year with a minimum term of 30 days. With boating, beach access, shopping, and waterfront dining close at hand, this villa brings together the experiences that make the Naples lifestyle so distinctive.