


**$599,000**

SINGLE FAMILY RESIDENCE

# 2499 River Reach DR

2499 River Reach Drive, Naples, Florida, 34104, United States

SWFLAMLS

## Property Details

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| Type | **Single Family Residence** |
| MLS # | **226021130** |
| Bedrooms | **3** |
| Building size | **1986 sq. ft.** |
| Air conditioning | **Yes** |
| Heating | **Central** |
| Bathrooms | **2** |
| Floor | **1** |
| Exterior | **Block** |
| Interior | **Tile** |

## Description

Over $150,000 in UPGRADES! 3-bedroom, 2-bath single-family home in the highly desirable River Reach community, just minutes from Downtown Naples, 5th Avenue South, Tin City, Naples beaches, and the Gulf of Mexico. Seller will pay for 1 year Home Warranty- all appliances and major parts covered. Roof in 2021, Driveway in 2022, All tile throughout, updated kitchen and baths. UV Filtration in AC unit. Optional GULF access! * Newer roof (2021) * Concrete block construction * 2-car attached garage * Oversized driveway * Community pool * Mature tree-lined streets * Excellent school district * Close proximity to I-75, shopping, dining, golf courses, parks, and entertainment Perfectly positioned in one of the best locations in Naples, this move-in-ready home offers the ideal blend of lifestyle, investment potential, and everyday comfort. Featuring approximately 1,559 square feet under air, this light-filled residence showcases vaulted ceilings, an open-concept floor plan, spacious living areas, tile flooring, and a beautifully maintained interior designed for effortless Florida living. The spacious kitchen opens seamlessly to the main living and dining areas, creating an ideal space for entertaining family and guests. The primary suite features a walk-in closet and peaceful backyard views, while the split-bedroom floor plan provides privacy and flexibility for full-time residents, seasonal owners, or vacation rental guests. Step outside to your private screened lanai and tropical backyard oasis surrounded by mature landscaping and a stunning Royal Poinciana tree — perfect for

enjoying Naples sunsets, morning coffee, or relaxing outdoor gatherings year-round. One of the most unique features of this property is the optional Gulf access available through nearby Coconut River Estates Association, offering a private boat ramp and kayak launch with direct access to the Gordon River and Gulf waters. Boating enthusiasts, kayakers, anglers, and nature lovers will appreciate the opportunity to enjoy the Southwest Florida waterfront lifestyle without paying waterfront taxes. Located in a quiet, established neighborhood with low HOA fees of only approximately $45/month and NO rental restrictions, this property presents an exceptional investment opportunity for short-term rentals, seasonal rentals, Airbnb income potential, or full-time Naples living. Additional highlights include: Whether you are searching for a Naples investment property, seasonal retreat, vacation home, or full-time Florida residence, 2499 River Reach Drive delivers unbeatable value, location, flexibility, and lifestyle in the heart of Naples. Experience the best of Southwest Florida living just minutes from world-famous white sand beaches, luxury shopping, waterfront dining, boating, golf, and everything that makes Naples one of Florida’s most sought-after destinations. All information is deemed reliable but not guaranteed. Buyer to do all due dillegence.

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