

$6,995,000

SINGLE FAMILY RESIDENCE

469 Germain AVE

469 Germain Avenue, Naples, Florida, 34108, United States

SWFLAMLS

Property Details

Type	**Single Family Residence**
MLS #	**226040014**
Bedrooms	**6**
Building size	**8852 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**5.5**
Floor	**2**
Exterior	**Block**
Interior	**Tile**

Description

A stunning waterfront masterpiece in Conners at Vanderbilt Beach, this newly complete 2023 custom residence captures the essence of modern coastal living. Thoughtfully designed for today’s lifestyle, it offers over 5,500 square feet of light-filled living space with six bedrooms (or flex spaces), five full and one half baths and an effortless indoor-outdoor flow. The expansive great room and gourmet kitchen, anchored by a striking waterfall island and sleek cabinetry, set the stage for elegant entertaining, while wide-plank wood flooring and designer finishes enhance the home’s contemporary style. The main-level primary suite provides a serene retreat with spa-like bath and access to the backyard oasis. Upstairs, a lofted family room and guest suites open to a covered balcony overlooking the canal. Outside, enjoy a negative-edge pool with a spillover spa and sun shelf with lounge chairs, framed by tranquil canal views. A built-in grill and generous lounging and dining areas create the perfect setting for outdoor entertaining. Boaters will appreciate the new dock and 16,000-pound lift offering Gulf access. Additional conveniences include space for a future private elevator, laundry rooms on each floor and a circular drive with custom turf inlay. Move-in ready to enjoy this season, with furniture package negotiable. Ideally near Vanderbilt Beach, LaPlaya, the Ritz-Carlton and Mercato’s premier shopping and dining, this residence blends luxury, comfort and an extraordinary Naples waterfront lifestyle.