
$1,449,000
SINGLE FAMILY RESIDENCE
3231 13th AVE SW
3231 13th Avenue, Naples, Florida, 34117, United States
SWFLAMLS

## Property Details

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| Type | **Single Family Residence** |
| MLS # | **226012015** |
| Bedrooms | **3** |
| Building size | **2295 sq. ft.** |
| Air conditioning | **Yes** |
| Heating | **Central** |
| Bathrooms | **3** |
| Floor | **1** |
| Exterior | **Block** |
| Interior | **Vinyl** |

## Description

A Rare Golden Gate Estates Gem – Space, Flexibility, Income Potential & Endless Possibilities. Welcome to a truly exceptional property in the heart of Golden Gate Estates, where privacy, versatility, and thoughtful upgrades come together to create a lifestyle opportunity unlike anything else on the market. Set on 2.27 acres of private, usable land, this unique compound features a beautifully remodeled 3-bedroom, 3-bath pool home with approximately 1,915 sq ft, a charming 1-bedroom guest house of approximately 380 sq ft, and an impressive 2,400 sq ft metal building complete with living quarters, office space, and extensive storage. The property offers incredible flexibility for multigenerational living, a home-based business, workshop space, hobbies, storage, or additional income potential. The main residence was extensively renovated in 2018 with stylish contemporary finishes throughout, including an updated kitchen with stainless steel appliances, renovated bathrooms, modern flooring, and a newer roof, creating a move-in-ready home with comfort and peace of mind. Major system improvements include a whole-house reverse osmosis system installed in 2021, a new well in 2022, updated water heaters in both homes, and a 500-gallon propane tank. Every structure is connected to water, electric, gas, septic, and high-speed internet, while a comprehensive security camera system adds an additional level of convenience and security. The private guest house offers a spacious 1-bedroom layout with an open kitchen and living area, full

bath, and excellent potential for guests, extended family, or short-term rental income. Whether you're searching for a private retreat, a multigenerational property, an income-producing opportunity, or a flexible live-work estate, this one-of-a-kind property delivers space and possibilities that are increasingly difficult to find in Naples. The seller is motivated and ready to make a deal. Bring your vision and your offer. Schedule your private showing today and discover everything this unique Golden Gate Estates property has to offer.

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