

$1,179,000

SINGLE FAMILY RESIDENCE

1290 Venetian WAY

1290 Venetian Way, Naples, Florida, 34110, United States

Property Details

Type	**Single Family Residence**
MLS #	**226010892**
Bedrooms	**2**
Building size	**810 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**1**
Floor	**1**
Exterior	**Block**
Interior	**Terrazzo**

Description

A rare and iconic waterfront retreat, the Coral Sandcastle Cottage captures the spirit of 1960s South Florida living, thoughtfully rebuilt to honor the original design principles of the famed Mackle Brothers known for their timeless Biscayne Bay architecture. Perfectly positioned on a canal that opens directly to the mouth of the Cocohatchee River, this property offers quick access to the Gulf within minutes and is surrounded by 3,000 acres of protected mangroves and estuary, home to extraordinary birdlife throughout the winter months. The exterior is a private oasis featuring 20 tons of imported sand creating your own beach, an expansive hardscape porch that nearly doubles the living space into the outdoors, and a 20’ x 12’ seafoam retractable awning covering the carport for flexible shaded parking or entertaining. Existing pilings allow for easy dock placement, accommodating a sizeable vessel with deep water access. A standing-seam roof of high-gauge metal, and PGT impact resistant windows and doors provide both style and peace of mind. Inside, the charming vintage cottage aesthetic shines with period-correct furnishings, craftsman-style moldings, custom Hinkley lighting, and a seamless open-concept living, dining, and kitchen area with bar-height seating. Leathered granite countertops resist fingerprints, while a vintage Sarasota Country Club server adds authentic character. Both bedrooms are generously sized, complemented by a large bath, extra hallway storage, washer and dryer hookups, and a layout that lives comfortably like a high-rise condo. Modern upgrades include

brand-new central air systems with heat pumps and professionally installed tankless hot water heaters. With no community rental restrictions, a rarity for Naples waterfront, and strong social media recognition, this meticulously curated cottage offers exceptional immediate vacation rental income potential along with long-term investment upside, especially with the U.S. Army Corps of Engineers scheduled dredging of the Cocohatchee River in 2027.
