
$1,599,000
COTTAGE840
SINGLE FAMILY RESIDENCE
840 Myrtle TER
840 Myrtle Terrace, Naples, Florida, 34103, United States
SWFLAMLS

Property Details

Type	**Single Family Residence**
MLS #	**226039015**
Bedrooms	**3**
Building size	**2017 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**3**
Floor	**1**
Exterior	**Block**
Interior	**Tile**

Description

MAJOR PRICE DECREASE!!! LIVE, WORK, OR INVEST! ZONED HIGHWAY COMMERCIAL: MIXED USE! MINUTES TO THE BEACH AND FLOOD ZONE X! One of the most unique opportunities in all of Naples! Perfectly positioned in an X flood zone just a short walk or bike ride to the beach, Waterside Shops, waterfront dining, and some of Naples' most desirable attractions, this fully renovated coastal cottage offers the ultimate Naples lifestyle with endless possibilities. Enjoy being only minutes from 5th Avenue, Mercato, Venetian Village, and world-class shopping, dining, boating, and entertainment while still having the privacy and flexibility rarely found this close to the coast. Zoned for both residential and commercial use, this property is ideal as a full-time residence, seasonal getaway, vacation rental, live/work opportunity, or income-producing investment with NO HOA and NO rental restrictions. Completely reimagined in 2019, the home features a metal roof engineered to withstand winds up to 200 MPH, hurricane-impact windows and doors, updated AC systems, water heaters, and beautifully curated designer finishes throughout. From the moment you arrive, the curb appeal stands out with lush tropical landscaping, custom herringbone pavers, a newly screened-in front patio, and a private entrance leading directly into the flexible studio space or laundry area, ideal for business owners, creatives, remote professionals, guests, or added rental flexibility. Inside, nearly 2,000 square feet of designer-inspired living space awaits with soaring 25-foot cathedral ceilings wrapped in

tongue-and-groove Cypress wood, custom wood beams, shiplap accents, recessed lighting, vintage fixtures, built-in bookcases, and an open airy layout designed for entertaining. The chef’s kitchen is truly a showpiece featuring Café appliances, an induction cooktop, quartz countertops, soft-close cabinetry, antique lighting, a custom mango wood indoor/outdoor bar, and even a built-in Keurig coffee maker inside the refrigerator. The primary suite feels like a luxury retreat with a custom fireplace wall, oversized custom walk-in closet, spa-inspired bath with designer cabinetry, chandelier lighting, and a beautifully tiled walk-in shower. Guest bedrooms offer privacy, high ceilings, custom built-ins, and a stunning fully customized Jack-and-Jill bath. The separate studio space with its own entrance, private patio, full bath, and built-in sink creates incredible flexibility for a home office, wellness space, art studio, guest suite, or additional rental opportunity. Step outside into your private tropical oasis featuring a fully fenced yard, outdoor lighting, privacy landscaping, cozy firepit seating area, room for a pool, extended carport, and multiple outdoor entertaining spaces designed to enjoy the Florida sunshine year-round.
