

## *655 7<sup>th</sup> Avenue N, Old Naples, Florida*

West Indies style custom two story home with front porch and second story veranda. This home is walking distance to the beach, Naples Beach Hotel and Golf Club and Tennis Center, as well as shops and restaurants located in Old Naples.

This home has 3,736 square feet under air and 5,056 square feet under roof and is an entertainer's delight with 10 foot high ceilings, and an open floor plan that includes a wet bar off the formal dining room and great room. The first floor offers a master bedroom and bathroom suite and guest bedroom and bathroom suite. French and sliding glass doors open up the kitchen, great room and master bedroom suite to the covered lanai, and pool/spa and a view of the landscaped backyard. The second story offers a family room and game room with additional wet bar and two guest bedrooms with en-suite bathrooms. The second floor family room offers French doors that lead out to the covered veranda.

### **Main Living Area:**

- Living Room (25' X 18'): Sliding glass doors leading out to the covered lanai.
- Formal Dining Room with large wet bar alcove (12' X 14'): Features wet bar with sink, SubZero mini fridge with icemaker, wine storage, stone counter top and cabinets.
- Study (12' X 19).
- Gourmet Kitchen (15' X 18'): Classic wood cabinetry, stone counter tops, decorative backsplash, center island with stainless steel sink with disposal, dishwasher and 8' X 4' stone counter/bar top. Professional Thermador Pro Harmony 48" 6 burner with griddle gas (lp) range with custom hood, side-by-side built in 42" Thermador refrigerator with wood door panels, microwave drawer, and walk in pantry.
- Powder/Pool Bath: French door access out to pool deck.
- First Floor Master Bedroom (14' X 19'): His and her walk in closets and sliders out to lanai.
- First Floor Master Bathroom: His and her sinks, vanity counter, free standing soaking tub, walk-in shower, enclosed water closet, linen closet.
- Bedroom #2: (15 ½' X 12'): View out to lanai and pool deck, walk in closet and en-suite Guest Bath.
- Laundry Room: (8' X 8 ½ '): Washer and dryer, laundry sink, stone counter tops and cabinets.
- Three Car Garage (28' X 21'): Water heater, utility sink, 240 volt outlets for electric cars and attic storage/ access.

### **Second Floor Living Area:**

- Bedroom #3 (12' X 16'): With en-suite Guest Bathroom.
- Family Room (12' X 17 ½ '): French door leading out to the covered veranda. Recessed wet bar with sink and SubZero mini fridge with icemaker.
- Game Room (16' X 12 ½'): Room for a pool table and large picture window overlooking the back yard.
- Bedroom #4 (12' X 13 ½ '): With en-suite Guest Bathroom.

**Pool and Outdoor Living Area:**

- Large custom pool with raised spillover spa and sun ledge with salt chlorinator, pump, filter, gas heater and auto controls.
- Covered lanai with ceiling fans, recessed lighting and recessed speakers.
- Outdoor kitchen - mini fridge, sink, granite counter top and built in grill (lp) with hood.
- Ventless gas fireplace (lp).
- Elegant interlocking travertine paver lanai and pool deck with planters.
- Brick paver driveway, walkway and entry.
- Recessed and coach light fixtures for front porch, veranda, lanai and garage.
- Custom designed tropical landscaping.
- Automatic irrigation system and sod lawn.

**Interior Details:**

- Extensive use of hurricane rated impact sliding glass doors, picture windows and French doors provide a bright living space, picturesque views to the pool and landscaped backyard.
- White oak hardwood flooring throughout the home (except baths).
- Custom wood casings around window and doors.
- 5" baseboards, 3" casing, and 8' raised solid core panel doors.
- Dining area wet bar and second story walk in closet space built to accommodate future Elevator conversion.
- Ceiling fans installed in all bedrooms, great room, family room, and study.
- Extensive recessed lighting with dimmers throughout home featuring Lutron Caseta wireless dimmers that works with an App on your smart phone or with an Apple HomeKit.
- Recessed speakers in master bedroom, great room, kitchen and lanai with volume controls.
- Wired security system, CAT 6 communication wiring throughout house, cable and Ethernet wiring in all bedrooms, great room, study and family room. Prewired for 7.1 surround sound and conduit for future HDMI cabling.

**Structure:**

- Concrete block and wood framing, smooth stucco finish and concrete tile roof.
- Hurricane rated impact windows/sliders/French doors with tinted glass and screens.
- Meets or exceeds the Collier County and City of Naples building codes, insuring superior construction and maximum resistance to storm damage.
- Foam insulation in attic space for superior energy efficiency.
- 80 gallon hot water heater.
- Two air conditioning units with hidden linear vents.
- 200 amp electric service and circuit breaker.
- Exterior waterproof outlets including in the front and rear soffits to accommodate accent and holiday lights.
- Exterior hose bibs located around exterior of the home.