

\$1,595,000

CONDOMINIUM

295 Grande WAY 306

295 295 Grande Way Unit 306 Way, Naples, Florida, 34110, United States

Property Details

Type	Condominium
MLS #	226016680
Bedrooms	3
Building size	3206 sq. ft.
Air conditioning	Yes
Heating	Central
Bathrooms	3.5
Floor	1
Exterior	Block
Interior	Carpet

Description

Enter this exceptional furnished residence from your private elevator and enjoy sweeping views of Turkey Bay and the Gulf. Offering outstanding value in the Grande Preserve, this 3-bedroom, 3½-bath residence combines generous living space, privacy and the resort lifestyle of The Dunes. The spacious floor plan features a well-appointed kitchen with granite countertops and premium GE Monogram appliances. Each bedroom has an en suite bath, while the generously sized primary suite is privately separated from the two guest suites. ***Adding even greater value, the Seller is offering to include the \$64,000 membership transfer fee to the exclusive Floridian Beach Club on Vanderbilt Beach! The Floridian Beach Club is just minutes away by private shuttle and offers a beachfront pool, bar and restaurant, beach chair and umbrella service, and food and beverage service at the beach. Grande Dominica residents enjoy a private pool and spa, barbecue area, fitness room, two under-building parking spaces, storage locker and bicycle storage. Grande Preserve residents also have access to the Concierge Center with reciprocal club reservations, laundry and notary services, conference and business facilities, and morning coffee and newspapers. At the heart of The Dunes is The Club amenities center, featuring a resort-style pool and spa, indoor and outdoor dining, a tiki bar with poolside service, fitness center, and professionally staffed tennis and pickleball programs. Residents also enjoy seasonal reciprocal privileges at more than 40 participating private clubs and access to

guest cottages. Just steps from The Club and a short walk to Vanderbilt Beach, The Dunes is convenient to world-class shopping, fine dining and the boutiques, restaurants and galleries of 5th Avenue South. Beautiful views, exceptional amenities and an outstanding coastal lifestyle make this residence a compelling opportunity in one of Naples' most desirable communities.

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