

\$4,275,000

SINGLE FAMILY RESIDENCE

342 Germain AVE

342 342 Germain Avenue Avenue, Naples, Florida, 34108, United States

Property Details

Type	Single Family Residence
MLS #	226030192
Bedrooms	5
Building size	8555 sq. ft.
Air conditioning	Yes
Heating	Central
Bathrooms	5.5
Floor	2
Exterior	Block
Interior	Carpet

Description

One or more photo(s) has been virtually staged, AI generated or rendered. Set along the water in the Conners area of Vanderbilt Beach, 342 Germain Avenue presents a rare Gulf-access waterfront setting on an approximately 0.37-acre tip lot at the end of a cul-de-sac. With approximately 175 feet of waterfront and western exposure, the property is oriented toward expansive water views and sunsets, while its Gulf access creates a direct connection to the boating lifestyle associated with coastal Naples. The two-story residence features five bedrooms, five full baths and one-half bath, with two bedrooms and two full baths on the first floor, plus a pool bath. Iron entry doors open to high ceilings and dual curved marble staircases that frame views toward the water. Throughout the main living areas, the kitchen, dining room and living spaces are positioned to engage with the waterfront setting, creating a foundation for renovation and personalization. Upstairs, the primary suite includes a private study and two terraces, with one overlooking the water and another oriented toward easterly views. Two additional guest bedrooms are en suite, each offering generous closet space and a waterfront balcony. The outdoor spaces extend the residence's connection to the water. An outdoor kitchen and covered dining area are positioned alongside a saltwater pool and spa, gazebo, waterfront deck, boat lift and personal watercraft lift. The extensive waterfront frontage and tip-lot configuration provide multiple vantage points for enjoying the property's coastal setting and

accessing the water. The location places Vanderbilt Beach, The Ritz-Carlton, Naples, and the shops and restaurants of Mercato nearby. For buyers seeking a Gulf-access waterfront home in Naples with substantial water frontage, boating infrastructure, and renovation or redevelopment potential, 342 Germain Avenue offers an established property with an opportunity to create a residence tailored to individual preferences. Buyers interested in renovation or redevelopment should independently verify applicable building, zoning and permitting requirements.

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