

\$9,495,000

SINGLE FAMILY RESIDENCE

303 CUDDY CT

303 303 CUDDY Court Court, Naples, Florida, 34103, United States

Property Details

Type	Single Family Residence
MLS #	226034229
Bedrooms	4
Building size	8964 sq. ft.
Air conditioning	Yes
Heating	Central
Bathrooms	4.5
Floor	2
Exterior	Block
Interior	Carpet

Description

For the first time ever offered to the market, this exceptional waterfront property presents a rare opportunity in the highly sought-after Moorings. Ideally positioned directly on Venetian Bay, the residence enjoys an extraordinary 173 feet of water frontage and coveted direct western exposure, creating a spectacular setting for enjoying Naples' renowned sunsets from your own backyard. Warm and inviting, the residence showcases gorgeous wood architectural accents, beautiful wood flooring and custom built-ins that add character and timeless appeal throughout. Expansive windows frame wide water views and draw the beauty of the bay into the living spaces, while the outdoor setting is equally impressive. A beautiful pool overlooks the waterfront and private dock with boat lift, creating an ideal backdrop for relaxing, entertaining and embracing the Naples boating lifestyle. The expansive waterfront and premier orientation provide an exceptional canvas, with sweeping bay views and convenient access to the Gulf of Mexico. Whether appreciated as an existing residence or envisioned as the setting for a future waterfront estate that can encompass nearly 7,500 sq ft under air, properties offering this combination of frontage, exposure and location are increasingly difficult to find. The Moorings is one of Naples' most established and desirable neighborhoods, prized for its beautiful tree-lined streets, exceptional waterfront properties and central location. Residents enjoy convenient access to the beach and private Moorings Beach Park while being just minutes from the

world-class shopping, dining and entertainment of Fifth Avenue South and Third Street South. Venetian Village, Waterside Shops and Artis—Naples are also nearby. A truly special offering in the heart of Naples, this first-time-to-market property combines 173 feet of direct waterfront, western exposure, wide water views, 11.7 elevation, option to add a 3rd car garage as well as a 5th en suite bedroom has been sketched by one of the most sought after architects adding flexibility, a private dock with lift and an outstanding Venetian Bay location—an increasingly rare opportunity to enjoy or create an exceptional Naples waterfront lifestyle.

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