

\$2,500,000

CONDOMINIUM

4021 Gulf Shore BLVD N 1204

4021 4021 Gulf Shore Boulevard N Unit 1204 Boulevard, Naples, Florida, 34103, United States

Property Details

Type	Condominium
MLS #	226034457
Bedrooms	3
Building size	3141 sq. ft.
Air conditioning	Yes
Heating	Central
Bathrooms	3
Floor	1
Exterior	Block
Interior	Carpet

Description

One or more photo(s) has been virtually staged, AI generated or rendered. From the 12th floor of The Brittany, the Gulf of Mexico fills the view. Morning coffee, an evening glass of wine, a room full of guests who keep drifting toward the view: this is a home where the water is part of everyday life. The space around that view is just as generous. A large, open, and versatile layout keeps everyone together, three bedrooms give each guest a place to retreat, and a den and three baths complete a plan that is easy to live in and even easier to share, whether you are hosting the whole family or turning the den into a home office, library, or quiet escape. Ownership here is refreshingly simple. An upgraded refrigerator, electric storm shutters, and two assigned garage parking spaces take care of the practical side, but the storage is especially noteworthy. In addition to an air-conditioned storage room located just outside the private unit entrance, the sellers also own a separate, dedicated storage space, a rare amenity available to only 46 units in the building. This additional storage has meaningful value on its own and, for the right offer, the sellers are willing to convey it with the residence. Ideally positioned between the Gulf of Mexico and Venetian Bay, this 21-story luxury beachfront building is home to just 121 high-rise residences and six villas, creating an intimate setting with a collection of amenities. Spacious residences, many with views in both directions, capture Gulf sunsets along with Venetian Bay and the Naples skyline, while direct beach access puts the sand and Gulf waters just

steps from home. Days here can be as active or relaxed as you choose. Start the morning with aqua aerobics or laps in the Gulf-side pool (billed as the largest in Park Shore), then unwind in the spa, work out anytime in the 24-hour Technogym fitness room, or enjoy a match on one of two Har-Tru tennis courts or the bocce court. The Gulf-side plaza deck offers an inviting place to gather around the fire pit and watch the sunset, while a covered grilling pavilion makes casual outdoor entertaining easy. Beach showers, sauna facilities, and garage storage racks for kayaks, paddleboards and bicycles add to the convenience of the coastal lifestyle. The amenities continue indoors with a social room, card room, library and conference room, complemented by an active calendar that can include everything from movie nights, mahjong and bridge to book club, weekly social hours and sunset painting on the beach. 4 guest suites are also available for owners to reserve, giving visiting family and friends their own comfortable place to stay. And then there is Park Shore itself. Step outside and the beachfront promenade invites morning walks and sunset strolls along the Gulf, while The Village Shops on Venetian Bay, home to more than 45 waterfront shops and restaurants, is just a short stroll away.

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