



**\$1,060,000**

## **DR AVIANO 12718, NAPLES, FL, 34105**

<https://www.naplesviews.com>

Welcome to this stunning 3-bedroom plus den residence, featuring a desirable first-floor owner's suite and breathtaking lakefront views that offer exceptional privacy. Beautifully upgraded throughout, the home includes newer air conditioning units, elegant granite countertops, a modern gas cooktop, a new tankless water heater, plantation shutters throughout, and a pristine epoxy-coated garage floor. The lanai [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2840 sq ft



## **Building Details**

**Year built:** 2007

**ParkingTotal:** 2

**Exterior material:** Concrete Block, Stucco

**Heating:** Central Electric, Zoned

**ArchitecturalStyle:** Two Story, Single Family

**NewConstructionYN:** No

**Roof:** Tile

**Parking:** Attached, Driveway Paved, Guest, Paved



### **Call us now**

Phone: (+1) 239 529 7747

Email: [info@madleinep.sg-host.com](mailto:info@madleinep.sg-host.com)

Address: 720 5th Avenue South, Suite 201  
Naples, FL 34102



## Amenities & Features

**Features:** Cathedral Ceiling(s), Coffered Ceiling(s), Pantry, Smoke Detectors, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

**Spa Features:** Community, Above Ground, Concrete, Equipment Stays, Heated Electric, Jetted Tub

**CommunityFeatures:** Clubhouse, Pool, Fitness Center, Sidewalks, Street Lights, Gated

**PoolFeatures:** Community, Below Ground, Concrete, Equipment Stays, Electric Heat, Screen Enclosure

**GarageYN:** Yes

**CoolingYN:** Yes

**PoolPrivateYN:** Yes

**Security Features:** Security System, Smoke Detector(s), Gated Community

**Amenities:** Dishwasher, Disposal, Dryer, Freezer, Gas Cooktop, Microwave, Range, Refrigerator/Freezer, Refrigerator/Icemaker, Wall Oven, Washer

**ExteriorFeatures:** Screened Lanai/Porch

**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**Cooling:** Ceiling Fan(s), Central Electric, Humidistat, Zoned

**FireplaceYN:** No



### Call us now

Phone: (+1) 239 529 7747

Email: [info@madleinep.sg-host.com](mailto:info@madleinep.sg-host.com)

Address: 720 5th Avenue South, Suite 201  
Naples, FL 34102

