

\$25,950,000 - 3131 Gin Ln, NAPLES

MLS #222043262

\$25,950,000

5+Den Bedroom, 7.00 Bathroom, 7,695 sqft
Residential on 1 Acres

PORT ROYAL, NAPLES, FL

Situated in the desirable and exclusive Port Royal, this new construction estate evokes grand coastal charm coupled with a soft modern flair and an unmatched indoor-outdoor Florida living experience. The gracious and casual floor plan penned by Kukk Architecture and built by Wilbrett Construction opens to the wide waters of Hidden Bay. Exceptional interiors and furnishings appointed by the reputable Adelyn Charles team. Outfitted with Ruffino cabinetry, Andersen windows and doors, Feil Hardwood Flooring, Wolfe/Sub Zero/Meile Appliances, 60KW generator, elevator at garage level, catering kitchen and showstopper combination wine cellar and bar. The home creates an ideal balance between openness and privacy. Built for opulent entertaining with 4 guest en-suites surrounding a bonus room with wet bar on the 2nd level. Owners will find retreat on the main level master suite with luxurious walk-in closets, a spacious spa-like bath and an adjoining executive study. The enviable resort style infinity edged pool and spa is surrounded by spacious outdoor covered lanai, summer kitchen and conversation firepit. The exclusive Port Royal Club membership eligibility completes this extraordinary new construction package. Estimated completion expected Mid 2023.

Built in 2023

Listing Details



MLS #	222043262
Price	\$25,950,000
Bedrooms	5+Den
Bathrooms	7.00
Full Baths	5
Half Baths	2
Status	Active
Square Footage	7,695
Total SqFt	10,187
Year Built	2023
Property Type	Single Family
Style	2 Story
Flooring	Marble, Tile, Wood
Parking	Circle Drive, Golf Cart
Garages	Attached
# of Garage Spaces	4
View	Bay, Canal
Waterfront	Bay, Canal, Rip Rap
Pool	Below Ground, Concrete, Custom Upgrades
Pets	No Approval Needed
Furnished	Furnished
Rear Exposure	SE
Unit Floor	1
Total Floors	2
Elevator	Private
Interior Features	Built-In Cabinets, Custom Mirrors, Laundry Tub, Pantry, Walk-In Closet
Exterior Features	Built In Grill, Built-In Gas Fire Pit, Fence, Outdoor Kitchen
Date Listed	June 13th, 2022
Days on Market	168

Community Information

Address	3131 Gin Ln
Subdivision	PORT ROYAL
City	NAPLES
State	FL
Zip Code	34102
Amenities	Beach - Private, Beach Access, Beach Club Available, Clubhouse, Fitness Center Attended, Full Service Spa, Tennis Court, Electric Vehicle Charging

Development PORT ROYAL

Exterior Details

Exterior Stucco
Lot Description Regular
Acres 0.51
Windows Casement, Double Hung, Impact Resistant, Picture, Sliding
Roof Metal, Tile
Construction Concrete Block, Poured Concrete, Wood Frame
Heating Central Electric
Cooling Central Electric

Additional Information

Total Tax Bill 42209.40
Maintenance None
HOA Fee 0.00
Master HOA Fee 595.00
Master HOA Frequency Annually
Condo Fee 0.00
Ownership Single Family
Gulf Access No Bridge(s)

School Information

Elementary LAKE PARK ELEMENTARY
Middle GULFVIEW MIDDLE SCHOOL
High NAPLES HIGH SCHOOL

Listing Details

Listing Office William Raveis Real Estate