

# ONE OF A KIND

## Naples Beach Cottage



840 MYRTLE TERRACE • NAPLES, FL 34103

**3 BED**  
**3 BATH**  
**2,000 SQFT**



**X FLOOD ZONE**



**WALK OR BIKE TO THE BEACH**



**NO HOA NO RENTAL RESTRICTIONS**



**ZONED RESIDENTIAL & COMMERCIAL ENDLESS POSSIBILITIES!**

### THE ULTIMATE NAPLES LIFESTYLE. ENDLESS POSSIBILITIES.

Just minutes to 5th Avenue, Mercato, Venetian Village & Waterside Shops! Zoned residential & commercial—perfect as a full-time residence, vacation rental, live/work opportunity or investment. Fully renovated in 2019 with high-end upgrades, designer finishes, and incredible flexibility inside and out.



#### BUILT STRONG. BUILT TO LAST.

- Completely redone in 2019
- No hurricane damage EVER
- Metal roof with R50 insulation rated up to 200 MPH winds
- 2 AC's, 2 Water Heaters
- All hurricane impact windows & doors



#### MAIN LIVING & DESIGN

- Nearly 2,000 sq ft of designer living
- Soaring 25-ft cathedral ceilings
- Tongue & groove cypress wood ceilings with custom beams & shiplap
- Wood like tile flooring throughout
- Custom trim work, baseboards & built-in bookcases
- Recessed lighting & vintage fixtures
- Hallway is 6 ft wide for open, airy flow
- Custom vintage fan & custom lighting with dimmers
- Smith & DeShields doors with custom hardware



#### CURB APPEAL & EXTERIOR

- Custom Herringbone Pavers throughout the property from the Carport to the backyard
- Newly screened-in front patio with private entrance
- Private entrance to studio/laundry area
- Storage area with Back Up battery (for solar) and Generator Hookup
- Firepit in backyard with seating
- Redone Landscaping in the front and backyard
- Front Porch seating area
- Under tree lighting
- Privacy Fence
- City water/sewer



#### PRIMARY SUITE RETREAT

- Custom Shiplap Accent Wall with a Built in Electric Fireplace with Wooden Hearth
- High ceilings featuring Custom Designed Wood Beams
- Custom walk-in closet with built-in cabinetry (8x11)
- Wood like tile flooring
- Access to the backyard

#### IN SUITE BATH

- Fully customized cabinetry, mirrors, vanity area, and chandelier in Master Bath
- Custom tiled walk-in shower
- Upgraded 19" toilet



#### CHEF'S KITCHEN

- Café appliances & induction cooktop
- Quartz countertops & soft-close cabinetry
- Custom mango wood indoor/outdoor bar with vintage brackets
- Built-in Keurig coffee maker in refrigerator
- Custom Houzz lighting over sink
- Vintage pantry with inside lighting
- Antique lighting over dining table with dimmer



#### GUEST BEDROOMS & BATH

- Guest rooms are 11x10 – king bed fits comfortably
- High ceilings with custom wood beams
- Walkout emergency windows in each bedroom
- Guest 1: closet with plenty of storage
- Guest 2: custom built-in bookcase & hidden closet door to hang garments + built-in window seat
- Fully customized Jack-and-Jill bathroom
- Walk-in shower, custom vanity & 19" toilet



#### STUDIO / OFFICE SPACE

- Private entrance & patio area
- Separate from main living space
- Built-in sink
- Full bath with custom walk-in shower
- Custom shiplap coastal design
- Perfect for office, wellness space, art studio, guest suite or rental income



#### LAUNDRY & UTILITY

- Custom cabinets with pull-outs & garment space
- Upgraded LG washer/dryer & laundry tub
- Outside door to patio
- Utility room with 7x10 attic storage
- Beverage refrigerator & storage cabinet
- Backup battery (for solar) & generator hookup



Live the **NAPLES LIFESTYLE**

BEACH. BUSINESS. INVESTMENT. ALL POSSIBLE.

Opportunities like this rarely become available—especially in a location this close to the beach with no flood insurance required and unmatched flexibility for personal use, business, or investment. This is more than a home—it's a lifestyle. Don't miss your chance to own one of Naples' most unique properties!



FULLY FENCED FOR PRIVACY & PEACE OF MIND



FIREPIT SEATING AREA IN BACKYARD



DESIGNED FOR COMFORT, STYLE & EVERYDAY LIVING



PERFECT FOR ENTERTAINING OR RELAXING



LIVE, WORK, INVEST OR RENT—THE CHOICE IS YOURS



FLORIDA LIVING AT ITS FINEST

BREHNA HOVLAND

Call/Text Today

FOR MORE INFORMATION OR TO SCHEDULE A SHOWING

239-913-9363

