

# 2345 OUTRIGGER LANE NAPLES FL 34104

<https://candiscarmichael.com>



Short Sale. Welcome to Coconut River—Naples' hidden gem with Gulf access! This beautifully maintained 3-bedroom + den, 2-bath home offers a spacious, open-concept layout with soaring vaulted ceilings and abundant natural light. The expansive great room is perfect for entertaining, and the flexible den provides ideal space for a home office, hobby room, or guest [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1550 sq ft



## Courtesy of

**Listing Office:** REALTY ONE GROUP SUNSHINE

**Status:** Active

**Office ID:** MFR260032920

**MLS ID:** MFRA4660318



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

## Basics

<b>Bathrooms Full:</b> 2	<b>Date added:</b> Added 6 hours ago
<b>Category:</b> Single Family Residence	<b>Type:</b> Residential
<b>Bedrooms:</b> 3 beds	<b>Bathrooms:</b> 2 baths
<b>Half baths:</b> 0 half baths	<b>Area, sq ft:</b> 1550 sq ft
<b>Lot size, sq ft:</b> 12197 sq ft	<b>Year built:</b> 1982
<b>SubdivisionName:</b> ACREAGE HEADER	<b>ListOfficeName:</b> REALTY ONE GROUP SUNSHINE
<b>GarageSpaces:</b> 2	<b>ListAOR:</b> mfrmls

## Location Details

<b>Township:</b> 49	<b>Road Surface Type:</b> Paved
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## Property Features

<b>Interior Features:</b> Open Floorplan, Primary Bedroom Main Floor	<b>Appliances:</b> Disposal, Exhaust Fan, Range, Range Hood, Refrigerator
<b>Flooring:</b> Laminate	<b>Laundry Features:</b> Inside
<b>Garage YN:</b> Yes	<b>Attached Garage YN:</b> Yes
<b>Garage Spaces:</b> 2	<b>Pets Allowed:</b> Yes
<b>Exterior Features:</b> Lighting	<b>Roof:</b> Shingle
<b>Utilities:</b> Cable Available, Electricity Available	<b>Water Source:</b> Public
<b>Sewer:</b> Public Sewer	<b>Cooling:</b> Central Air
<b>Heating:</b> Central	

## Property Details



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**Subdivision Name:** ACREAGE HEADER

**Parcel Number:** 00269520004

**Levels:** One

**Direction Faces:** South

**Foundation Details:** Slab

**Construction Materials:** Frame

**Listing Terms:** Cash, Conventional

## Association Information

**Association YN:** Yes

**Association Fee:** 450

**Association Fee Frequency:** Annually

## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:**  
\$4,758

**Tax Legal Description:** 35 49 25 COMM NE CNR SEC 35, S659.4FT, W2790FT TO POB, S120FT, E100FT, N120 FT, W100FT TO POB OR 958 PG 1870

**Tax Lot:** 958

## Rooms

Room type	Level
Living Room	First
Kitchen	First
Bathroom 1	First
Primary Bedroom	First



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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**ExteriorFeatures:** Lighting

**Features:** Open Floorplan, Primary Bedroom Main Floor

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**Utilities:** Cable Available, Electricity Available

**Amenities:** Disposal, Exhaust Fan, Range, Range Hood, Refrigerator

## Building Details

**NewConstructionYN:** No

**Exterior material:** Frame

**Heating:** Central

**Roof:** Shingle

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Showing Requirements:** ShowingTime



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