

Moorings New Construction Luxury Home

Located on one of the most desirable streets in The Moorings, this luxury residence by Lutgert Custom Homes, built by Lutgert Construction, is slated for completion by year-end. Offered at \$4,995,000, 3255 Regatta Road is an elegant, transitional-style home that boasts attention to architectural details that is certain to impress even the most discerning buyer. This exceptional new construction is being marketed exclusively by Helayne Frankel and Amelia Russell Hoyt of Premier Sotheby's International Realty's Mercato sales gallery.

The home's architectural features have been meticulously designed to elevate the elegant ambiance of each space. The tasteful floor plan includes four bedrooms, four full baths plus a powder bath within 3,919 total square feet. The stylish interior has been beautifully finished with exquisite contemporary selections by Clive Daniel Home, including porcelain and wood flooring, Emtek door hardware, custom-designed cabinetry, and ceiling and wall details throughout. Specific appointments include a mahogany and glass designer entry door with sidelights and transom, an enhanced spacious foyer, an open great room with designer wall and vaulted ceiling with painted beams and tongue-and-groove detailing as well as a formal dining room. Additionally, expansive areas of glass allow for a seamless extension of the luxury living space, providing for the residence to be splendidly soaked in natural light throughout the day.

Explore marvelous modern spaces including an impressive home office or versatile bonus room, luxurious master suite with an expansive walk-in closet and private terrace, and a chic master bathroom with custom vanities, private water closet and a free-standing soaking tub. The gourmet kitchen is a chef's delight, outfitted with top-of-the-line appliances and polished fixtures, custom stone countertops with a designer backsplash, center island with breakfast bar, walk-in pantry and a dry bar with ice maker and wine refrigerator.

The professionally designed landscape creates the perfect canvas for the stunning resort-inspired outdoor living area. Enjoy a private oasis complete with innumerable features including saline pool/spa, loggia with summer kitchen and gas fireplace. Entertaining is a breeze with covered outdoor lounging areas, a built-in sound system, audio and video connections and structured data wiring in all living spaces. There is plenty of multi-functional space for your three cars, toys and extra storage with epoxy-floored garages.

The property is fully equipped with secure and energy-efficient systems. Peace of mind comes with a prewired security system and outdoor camera locations, impact-resistant windows and sliders and a covered outdoor living area enclosed with hurricane-rated shutters, amongst several other high-quality exterior finishes.

This remarkable residence is ideally located within the highly coveted Moorings community, a serene and private beachfront enclave just north of beloved Old Naples. Discover an extraordinary life at The Moorings, a distinguished neighborhood that affords residents a relaxed environment to indulge in nautical, recreational and lifestyle amenities. Homeowners

can enjoy The Moorings Golf and Country Club nearby with membership options for exclusive access to championship golf, state-of-the-art facilities, private beachfront services and social events as well as proximity to a myriad of shopping, dining and cultural offerings. Welcome to your new home; a lavish retreat in the heart of Naples luxury.