

New Construction Luxury Residence in The Moorings

Situated along one of the most desirable streets in The Moorings, a luxury residence by Lutgert Custom Homes and built by Lutgert Construction has been completed. Located at 3255 Regatta Road, this elegant, transitional-style home boasts meticulous attention to architectural details. Priced at \$4,995,000, the exceptional new construction residence was marketed and sold exclusively by Helayne Frankel and Amelia Russell Hoyt of Premier Sotheby's International Realty's Mercato sales gallery.

The home's tasteful floor plan features four bedrooms, four full baths plus a powder bath within 3,919 total square feet. The stylish interior is beautifully finished with stunning 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.

Marvelous modern spaces include an impressive home office or versatile bonus room, luxurious master suite with an expansive walk-in closet and private terrace, and a chic master bath 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 is the perfect canvas for the resort-inspired outdoor living area. A private oasis is 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 three cars, toys and extra storage with epoxy-floored garages.

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

This remarkable residence is nestled within the highly coveted Moorings community, a serene and private beachfront enclave just north of beloved Old Naples. This distinguished neighborhood affords residents a relaxed environment to enjoy nautical, recreational and lifestyle amenities both inside the community and in the surrounding area. Homeowners have access to a variety of memberships that provide exclusive golf, dining, private beachfront services, social events as well as close proximity to a myriad of shopping, dining and cultural offerings.