

1735 Hurricane Harbor Lane

Coquina Sands | Naples, Florida

4 Bedrooms Plus Private Pool Cabana/Guest suite (#5)

Den/Office | Media Room | 5 Full Baths + 1 Half Bath

Approximately 5,393 SF Under Air | 7,984 Total SF | 0.59 Acres

4-Car Garage w/Lift for 5th Car | Western Exposure | Waterfront

Boat Lift 24,000 pounds | 2 PWC Lifts | Dock Platform

PROPERTY OVERVIEW

- Custom single-story waterfront residence completed in 2019
- Built by BBA Development
- Designed by Falcon Design (Falconer Jones)
- Oversized approximately 0.59-acre waterfront homesite
- Long, western exposure overlooking Hurricane Harbor
- Four ensuite bedrooms plus private pool cabana/Guest Suite #5
- Den/office and dedicated media room
- Five full baths and one half bath
- Four-car garage with additional vertical capacity for automotive lifts
- Lowest-floor elevation: 10.1 feet NAVD 88, per elevation certificate
- Polished nickel door hardware

ARCHITECTURE & INTERIOR FINISHES

- Legno Bastone wood flooring throughout home
- Tray ceiling details throughout principal living spaces and bedrooms
- Linear slot HVAC diffusers integrated throughout the home for a clean architectural appearance
- Custom millwork and extensive built-in cabinetry throughout
- Oversized mahogany front entry door
- Impact-rated windows and exterior doors
- Expansive pocketing sliding glass doors seamlessly connect the interior living spaces with the covered outdoor areas

KITCHEN & SERVICE KITCHEN

- 60-inch Wolf range, 6-burner, griddle and charbroiler
- Double oven
- Separate Sub-Zero refrigerator and freezer
- Integrated wine refrigeration
- Sub-Zero ice maker
- Extensive custom cabinetry
- Painted outlets to match wood cabinets
- Unique feature of bookmatching the quartzite on backsplash of range wall
- Oversized island, quartzite with partial waterfall, partial wood
- Extra storage in island in front of barstools
- Large bank of pocketing sliders opening directly to the outdoor living area
- Separate service kitchen featuring:
 - Miele built-in coffee system
 - Miele 24" steam oven

- Two dishwashers (one in kitchen, one in service kitchen)
 - Gaggenau refrigerator/freezer/ice maker
 - Additional preparation and storage space
- Adjacent wet bar with wine refrigeration and beverage cooling

MAIN LIVING & DINING AREAS

- Open-concept great room oriented toward the western waterfront exposure
- Large-format pocketing sliders opening the living spaces to the lanai
- Bespoke media cabinetry and entertainment console to hide television, if desired
- Motorized window shades in principal living areas

WET BAR

- Abundant storage for glasses, deep drawer for bottles
- Pullout shelves for easy storage
- Sub-Zero wine refrigerator
- Sub-Zero ice maker
- Unique feature of bookmatching the quartzite on backsplash of bar wall. This process creates a butterfly/mirroring effect with the natural veins in the quartzite

PRIMARY SUITE

- Spacious primary bedroom with tray ceiling
- Motorized window treatments
- Expansive, custom-curated, shared walk-in closet with built-in cabinetry and drawer storage
- Primary bath featuring:
 - Dual vanities
 - Custom integrated stone ramp sinks with concealed liner drains
 - Dedicated makeup vanity
 - Large soaking tub
 - Oversized walk-in shower with dual shower fixtures, dual niches
 - Dual private water commodes
 - One Toto motorized commode, other is DXV commode

GUEST ACCOMMODATIONS & SPECIALTY ROOMS

- All guest bedrooms feature en-suite bathrooms with showers
- All guest bathrooms each have unique shower tiles, countertops
- Polished nickel hardware
- All bathroom showers have built-in niches
- Large, walk-in closets in all guest rooms
- Dedicated den/office with outdoor patio access
- Dedicated media/movie room
- Fifth guest/VIP suite currently configured as a game room
- VIP suite includes:
 - Closet around corner
 - Full bath with large, walk-in shower
 - Private patio with exterior access
 - Lanai/pool access
 - Custom bar with beverage refrigerator & ice maker
 - Direct access to the pool bath
- Room could become fifth bedroom

- Manual pull-down shades in guest bedrooms
- Motorized shades in select additional rooms, including the VIP suite

OUTDOOR LIVING & POOL

- Expansive covered outdoor living area overlooking the saltwater pool and waterfront
- Shell-stone pool decking and outdoor terraces
- Spa with integrated seating and jets
- Alfresco grill
- Perlick outdoor beverage refrigerator drawers
- Summer kitchen with Taj Mahal counters and backsplash
- Matching Taj Mahal quartzite dining table with built-in ice bucket
- Covered outdoor entertainment area with large television and fireplace
- Separate dockside fire-pit seating area between the pool and waterfront
- Audio on lanai
- Motorized dual-track roll-down screens and hurricane shutters across the rear lanai
- Updated landscaping

WATERFRONT & BOATING

- Approximately 77 feet of water frontage
- Private dock
- 24,000-pound boat lift
- Dock configuration capable of accommodating approximately a 34-foot vessel
- Two PWC lift systems
- Gulf access via Doctors Pass
- Principal bridge restriction at Mooring Line Drive
- Approximately 10–12 feet of available air draft at the Mooring Line Drive bridge, dependent upon tide and water conditions
- Dockside lounging area with fire pit positioned to enjoy the western waterfront setting

HOME AUTOMATION, LIGHTING & SECURITY

- Lutron lighting-control system
- ELAN home automation
- Smart thermostats
- Motorized shades in principal living areas and select bedrooms
- Integrated exterior security cameras (8) – right garage, left garage, outdoor living area, pool, dock, front yard, left side yard, cabana yard
- Motorized rear lanai screens
- Motorized rear lanai hurricane shutters
- Extensive architectural and landscape lighting
- Audio in primary suite, kitchen, great room, cabana, lanai, den

HVAC & MECHANICAL SYSTEMS

Three Lennox HVAC systems:

- 4-ton Lennox system — approximately 8 months old
- 2-ton Lennox system — approximately 2 years old
- 2-ton Lennox system — original to the residence
- All AC systems have new UV lights installed
- Smart thermostatic controls

WATER & PROPANE SYSTEMS

- Two Navien propane-fired tankless water heaters
- HALO whole-home water treatment/filtration system
- Moen Smart Water Monitor and Shutoff system
- 1,000-gallon buried propane tank

GENERATOR & ELECTRICAL

- Whole-house generator – GENERAC
- Serviced in June 2026

LAUNDRY & MUDROOM

- Oversized dedicated laundry room
- Two Electrolux washers
- Two Electrolux dryers
- Utility sink
- Abundant custom cabinetry and storage
- Walk-in storage closet in laundry room
- Dedicated mudroom/drop zone adjacent to one of the garages
- Additional built-in cabinetry

GARAGE & AUTOMOTIVE

- Four garage spaces arranged as two separate two-car garages
- One existing 8,000-pound automotive lift
- Garage ceiling configuration allows potential lifts in additional bays, offering capacity for up to eight vehicles
- Flood-management openings incorporated into the garage construction
- Epoxy flooring with added 4" backsplash for easy hose washing of floors
- Extra storage cabinetry
- EVC stations in both garages, one upgraded for models such as Bentleys

ROOF & CONSTRUCTION

- Original 2019 flat concrete tile roof
- Custom gutter system
- Impact-rated windows and exterior doors throughout

FLOOD RESILIENCY

- Garage areas incorporate flood-management openings designed to allow water to enter and recede rather than place hydrostatic pressure on the structure
- Seller reports no water intrusion into the finished living area since the home's completion in 2019, including during Hurricanes Ian, Helene and Milton
- Seller reports that water intrusion during prior storm events was limited to garage areas

RECENT IMPROVEMENTS

- Two of the home's three Lennox HVAC systems replaced
- 8,000-pound automotive lift installed
- Motorized shades added in principal living areas
- Landscaping updated
- Added new PWC lift
- 3 Boat-lift motors replaced