

# WILLIAM RAVEIS

## LUXURY PROPERTIES

### Moorings | 1880 Crayton Road

#### OVERVIEW

Crayton Road Development and Falcon Design have created an incomparable new residence situated on an oversized lot in an ideal location within the Moorings. Home offers 5 bedrooms plus a den, a 3-car garage, superb outdoor living space, and just over 5,700 square feet of air conditioned space. This location offers quick access to Old Naples, The Moorings private beach, and to Waterside Shops. The combination of quality, size, and location separates this from all others.

#### AT A GLANCE

- 5 bedrooms, all en-suite
- 5 full baths, 1 half baths
- 1st floor great room layout
- 2 bedrooms + den all on first level
- 2nd floor VIP suite with direct large sun deck access
- Outdoor living and kitchen protected by automated screens/shutters
- Temperature controlled wine feature wall
- 5,707 sq ft under air
- 7,561 sq ft total
- .40 acres
- Heated saltwater Pool/Spa

#### ALL

- Full concrete construction
- Ruffino cabinetry & trim throughout
- Wide plank French Oak wood flooring throughout
- Hurricane impact doors & windows
- Outdoor Fireplace and Fire bowl
- Multi-zone air-conditioning
- Icynene insulation
- Three car garage
- Security cameras & alarm system
- Water alarm system
- Space for generator



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#### FIRST

- Custom “Cristallo Prime” quartzite kitchen counter tops
- Sub Zero fridge and freezer
- Wolf 48-inch gas range
- Wolf under counter microwave
- Two Bosch dishwashers
- Miele wall coffee maker
- Walk-in pantry
- Pantry desk
- Laundry
- Mud room with custom bench
- Powder/Pool bath
- Outdoor shower
- Service kitchen

#### SECOND

- 3 en-suite bedrooms includes VIP suite
- Large sun deck overlooking pool/spa
- Expansive upper lounge area
- Wet bar with under counter refrigerator
- Upper laundry with stacked washer/dryer

