

# *Luxury Features and Appointments*

4270 Tarpon Ave, Bonita Springs, Florida 34134  
Imperial Shores | West of US-41 | Minutes to Beach | Gulf-Access

## General:

- *2019-new construction by Windover Development with spectacular views of the Imperial River and Gulf access from private boat dock*
- *3,500+ sq ft, 4-bedroom single-story riverfront estate featuring an inviting open floor plan & 2 VIP suites*
- *Perfectly located on idyllic half-acre lot just minutes to Mercato & North Naples' amenities*
- *State-of-the-art residence designed by Jon Kukk and built by Potter Homes*
- *Decorated by Freestyle Interiors in a warm & inviting coastal contemporary motif*
- *Offered fully furnished*
- *Seamless indoor/outdoor riverfront living courtesy of the fully pocketing sliders to the riverfront entertainment deck*
- *Indoor dining & alfresco dining alike*
- *Oak hardwood floors and hand-crafted light fixtures*
- *Volume ceilings with stunning accent features*
- *Large picture windows for optimal natural light and river views*

## Exterior:

- *Spacious riverfront entertainment deck with custom pool & spa*
- *Outdoor kitchen with gas grill, pool bath & ample covered & open-air lounging spaces*
- *Huge 3-car garage*
- *Concrete block construction*
- *Impact resistant windows & doors*

## Kitchen:

- *Wide open to dining & living spaces*
- *Chef's kitchen with Thermador Professional series appliances including 6-burner gas range*
- *Quartz countertops with crisp white cabinetry*
- *Immense eat-in island*
- *Walk-in pantry*

**Master Suite:**

- *Private master bedroom wing*
- *Large California-style His and Hers walk-in closets*
- *His & Hers vanities*
- *Spa-like freestanding tub*
- *Over-sized walk-in shower*
- *Custom cabinetry*
- *Quartz countertops*