The Insider's Guide to the Moorings

From Fairways To The Gulf

A guide to coastal living in one of Naples' premier neighborhoods. Custom built around you.



Presented By:
Waterside Builders

WELCOME TO THE MOORINGS

Located in the heart of Naples, the Moorings offers an appealing balance of coastal lifestyle and everyday convenience. Residents enjoy access to the beach, boating opportunities, neighborhood golf and a central location that places downtown Naples, Park Shore, shopping, dining and cultural destinations just minutes away. Established yet continually evolving, the Moorings blends the character of one of Naples' longtime residential neighborhoods with beautifully renovated homes, new construction, waterfront residences and condominium living along Gulf Shore Boulevard.

Homes With Character and Possibility

The Moorings offers several ways to experience coastal Naples, from single-family streets and waterfront estates to condominiums along Gulf Shore Blvd.Its established landscape and evolving architecture also create opportunities to thoughtfully renovate or build a home shaped by the way you want to live

Single-Family Living

Mature landscaping, generous homesites and quiet streets give single-family living in the Moorings its lasting appeal. For those considering a new custom residence, Waterside Builders offers a personalized approach to creating a home that complements the neighborhood and reflects its owners' lifestyle.



Waterfront

Homes positioned along Moorings Bay and the canals introduce another level of lifestyle, particularly for buyers who want to keep a boat at home. Orientation, Gulf access and individual dock conditions can significantly influence value. Waterfront lots command the neighborhood's most significant estates, many rebuilt or extensively renovated to take full advantage of canal or bay frontage.



Gulf Shore Boulevard

Condominium residences near Gulf Shore Boulevard put residents close to both the Gulf and Moorings Bay, creating an appealing option for buyers who prefer a lower-maintenance Naples lifestyle.

The Moorings is one of those Naples neighborhoods where the amenities feel naturally woven into everyday life. The beach is close. Boating is part of the landscape. Golf sits right within the community. Restaurants, shopping and entertainment are never far away. Yet despite its central location, much of the Moorings maintains an established neighborhood atmosphere defined by mature landscaping, generous homesites and streets that invite morning walks, bike rides and golf-cart trips. For many residents, that combination is exactly the appeal: a true neighborhood with a distinctly coastal way of life.

The Moorings *Lifestyle*



Moorings Property Owners Association

Membership in the Moorings Property Owners Association grants residents access to a private, residents-only beach park on the Gulf. Its mission extends beyond operating the neighborhood Beach Park to include community beautification, safety, civic initiatives and stewardship of The Moorings waterways and ecology. For a community not directly on the water, that private beach access changes everything - an uncrowded stretch of sand reserved for the neighborhood with parking and facilities make spontaneous sunset trips genuinely spontaneous.

The Moorings Country Club

At the center of the community is The Moorings Golf & Country Club, a private, member-owned club established in 1963. Its 18-hole, par-63 course includes nine par-3 and nine par-4 holes and is designed for an enjoyable round that can often be completed in three hours or less.



The experience extends well beyond golf. Members can participate in social events, dining, clubs, lectures, tournaments and other activities throughout the year, giving the club a distinctly neighborhood-oriented feel.

One important distinction for buyers: owning a home in The Moorings does not automatically include club membership, and residency in the neighborhood is not required to join. The club offers separate golf and social membership categories, subject to availability and club policies.

A short drive south from The Moorings leads to Fifth Avenue South and Third Street South, two of Naples' signature destinations for dining, shopping and strolling. Their mix of charming storefronts, acclaimed restaurants and lively streetscapes makes downtown Naples a natural part of everyday life in The Moorings.

World-Class Dining, Just Minutes From Your Front Door

5th Ave S & 3rd St S

- La Trattoria
- OMASAVA
- Osteria Tulia
- Del Mar Naples
- Lola 41 Naples
- Le Colonial Naples
- Sails Restaurant
- Bar Tulia
- Molto trattoria caffè & pizzeria
- Barbatella
- Campiello Ristorante & Bar
- Courtyard at Ridgway Bar & Grill
- D'Amicos The Continental
- Jane's Garden Cafe on Third Street
- Barbatella Gelato Bar
- Tony's Off Third Wine and Pastry Shop





Third Street Farmer's Market

The Third Street South Farmer's Market is one of Naples' most charming weekend rituals, filling the district with fresh produce, flowers, artisan goods, coffee, pastries, and local flavor. Set among the shops and restaurants of Third Street South, it makes Saturday mornings feel effortlessly Naples.

The Moorings' central location does a lot of the work when it comes to a night out. Within minutes, residents can move between waterfront dining, upscale shopping, and lively nightlife - without ever feeling far from home. It's a neighborhood where variety is built in, not a drive away.

Entertainment

Entertainment and shopping surround The Moorings from every direction. Venetian Village sits just north, offering waterfront dining, boutique shops, and dockside access for those arriving by boat. A short drive further brings residents to Waterside Shops, Naples' premier destination for upscale retail and casual-to-fine dining, and on to Mercato, where nightlife, live music, and a lively restaurant scene keep the evening going. Together, they give Moorings residents three distinct entertainment experiences - waterfront, upscale, and lively - all within about ten minutes of home.





A genuine arts destination

For residents who want more than beach and golf on the social calendar, Artis - Naples provides and exceptional cultural destination nearby. Home to The Baker Museum and the Naples Philharmonic, it brings exhibitions, orchestral performances and other artistic experiences into the rhythm of everyday life.



Artis-Naples serves as the cultural heart of Southwest Florida, bringing together The Baker Museum and the Naples Philharmonic under one roof just minutes from the Moorings.

The Moorings' relatively central location makes it possible to enjoy Naples without feeling as though every outing requires a major drive. And because beach, boating and golf opportunities are all integrated into or immediately adjacent to the neighborhood, recreation often feels like part of daily life rather than something reserved for the weekend.

Who This Community is For

The Moorings is for those who appreciate the character of an established neighborhood without sacrificing beach access, boating golf or proximity to downtown. It offers an inviting setting for time on the water, quiet mornings beneath mature palms and evenings spent exploring the best of Naples.

For homeowners who envision a residence designed around that lifestyle, the neighborhood's blend of traditional homes and contemporary coastal architecture creates room for new possibilities. Waterside Builders brings a thoughtful, personalized approach to custom homebuilding, helping turn an individual vision into a home that feels naturally connected to the Moorings.



THE MOORINGS, YOUR WAY

An established coastal neighborhood. A distinctly Naples lifestyle. And the opportunity to create a home that feels entirely your own.

The Moorings has long been defined by its connection to the Gulf, its waterways, its landscaped residential streets and the convenience of life in central Naples. For those building or reimagining a home here, thoughtful design can bring the natural surroundings and everyday lifestyle together.

Waterside Builders approaches custom homebuilding with an emphasis on personal collaboration, detail and the way each homeowner wants to live, creating spaces that complement the setting and feel individual to the people who call them home.



WATERSIDE BUILDERS, INC.

Office: 239.430.3883
Email: mike@watersidebuildersinc.com
Address: 1400 Gulfshore Blvd N. Suite 106, Naples, Fl. 34102