



## Excellent 3 bed House For Sale Sanibel Island Florida



### Information de l'agent

Nom:	Niall Madden
Nom de compagnie:	Esales Property Limited
Pays:	Royaume-Uni
Expérience since:	2002
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English
Site web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 945,854.9

#### Location

Pays:	États-Unis
État/Région/Province:	Floride
Ville:	Sanibel
Adresse:	Dixie Beach Blvd
Indicatif régional:	33957
Soumis:	18/03/2025

#### Description:

Excellent 3 bed House For Sale Sanibel Island Florida

Esales Property ID: es5553655

999 Dixie Beach Blvd,  
Sanibel,  
Florida  
33957  
USA

Price in Dollars \$875,000

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, Florida is quickly gaining a reputation as one of the most desirable places across the world to live or visit.



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On offer here is a chance to make a smart financial investment in this magnificent part of the world.

The property has been repaired after flood damage and is an empty shell ready for anyone to design to their own tastes.

Imagine yourself surrounded by professionally designed butterfly gardens blooming with color year-round. Shell laden pathways lead the way to this charming stair free island cottage. With 3 bedrooms and 2 baths, this split floor plan home embraces you immediately upon entering with tile throughout, spacious living and dining room wrapped in soothing tropical colors, custom designed eat-in kitchen with solid surface counters, tile backsplash and sliding doors to the screened lanai allowing for easy outside dining.

The master bedroom with private outside patio is the perfect place to relax and enjoy the gardens or to soak up the warm Florida sunshine. Two guest bedrooms share a bathroom wrapped in beadboard detail, double sinks and tub/shower combo. Conveniently located in the heart of the island close to shops and restaurants on a long no access road that ends at San Carlos Bay. Additional features include solar tube skylight, a double garage with storage, smoke detectors, and lawn sprinklers make this the perfect island home.

Pictures are showing before and after the damage has been repaired to give a visualization of what the home can be.

## ABOUT THE AREA

Located about 30 miles off the coast of Fort Myers, Sanibel Island and Captiva Island, Florida is the perfect getaway vacation destination. Whether it's a family vacation, romantic adventure or an escape to the beautiful beaches, there's no other place to escape to than Sanibel and Captiva Islands.

Sanibel and Captiva Islands are two small islands off the coast of Florida that are popular because of their low-key, quiet, beach settings. The pristine white beaches, coupled with the lush tropical environment, bring out a level of relaxation that cannot be found anywhere else. For unwinding and relaxation purposes, this is the perfect place for you to be. Sanibel and Captiva have some of the best beaches in Florida and both Islands make for the perfect vacation destination. Enjoy 15 miles of beach with endless stretches of sand, 25 miles of bike paths, 50 types of fish, 230 types of birds, 250 kinds of shells – and the best part? 0 stoplights!

Development here is strictly controlled, there are no high-rise buildings and most of the islands are preserved in a natural state, making them ideal for exploring on foot or by bicycle. The two islands, connected by a bridge and joined occasionally at low tide, are home to a number of small communities with a selection of restaurants, galleries and shops and even a local theatre. While each island has its own personality, they are both known for their seashells, and residents and visitors alike can be seen in the 'Sanibel stoop' or the 'Captiva crouch' while searching for some 200 species on the islands' glorious beaches.

Captiva, the larger of the two islands, was once rumoured to be a pirate stronghold and home to conquistadors. These days excitement comes in the form of fishing, golf, getting out in a kayak and



relaxing on the beach watching pelicans fish for their dinner. The smaller Sanibel island boasts the wonderful Ding Darling wildlife refuge and bird sanctuary which is home to 220 species of bird, more than 50 types of reptile and 32 different kinds of mammals; the refuge features wonderful birdwatching spots, bike and walking paths, winding canoe trails and a four-mile scenic drive.

## MAiN FEATURES:

- 149m<sup>2</sup> of living space
- 500m<sup>2</sup> plot size
- 3 Bedrooms
- 2 Bathrooms
- Private Garden
- Private Parking
- Stunning Views
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of Florida
- Many excellent sports facilities, walking and cycling areas nearby
- Rental Potential through Airbnb and Booking.com

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### Commun

Chambres:	3
Salle de bains:	2
Pied carré fini:	140 m <sup>2</sup>
Dimesions du lot:	500 m <sup>2</sup>

### Building details

Number of Garages:	1
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### Lease terms

Date Available:

### Contact information

IMLIX ID: IX6.726.601

