

**9880 NE GASPARILLA PASS BOULEVARD, Boca Grande, FL, 33921**

Single Family Home

Bedroom: 3

Bathroom: 3 Full / 1 Half

Square feet: 3301 A/C & 7800.00 Total

Neighborhood: Uncategorized

Lot Dim: 110 x 179

Prior Taxes: \$ 71,129

Water View: Bay/Harbor - Full, Beach, Gulf/Ocean - Partial

Year Built: 1999

MLS: D6130494

Listed By: BOCA GRANDE REAL ESTATE, INC.

Private Beach AND Dual-Lift Boat Dock - One of the few houses in Boca Grande with both a secluded white sand beach and a private 2-lift boat dock. However you

choose to enjoy the island, you can do it all, all in the same day, all in the same place. Turn your lounge chair one way to relax on the beach and the other way to watch the kids play in the pool. Cast-off for quick access to the area's best fishing or explore one of the seven uninhabited islands within a one-mile radius. Enjoy the island's best shelling and fossil hunting or take a sunset stroll on over 2 miles of secluded beach with no public access points. Wade with your little ones in the calm waters. Launch your kayak from the clean, white sand beach and paddle around the corner to snorkel at the railroad trestles and sandbar. Nap in the beach-side hammock. Breakfast from the multitude of tropical fruit trees planted around the property. Fish, spearfish, or trap crabs off the dock for dinner. Watch the dolphins play while you enjoy cocktails on the porch. Most importantly, share all this with your family and friends in a home that sleeps 12+ but reserves the most magical elevated master bedroom sanctuary just for you. Roll over in bed each morning to 180-degree views of the sparkling blue waters beyond the heated pool and hot tub and plan a day filled with whatever adventures your heart desires. This residence offers 3 bedrooms and 3.5 bathrooms with open and airy main level living spaces, a private office, ground level bonus space, a sky bridge, and a space earmarked for an elevator if desired. Expansive windows and turrets on all levels frame breathtaking views of the water and provide ample natural light. The property has more than 100 feet of natural beach frontage on Gasparilla Pass and a private dock with two boat lifts plus 39 feet of dockage. Turn left, and you're on the Gulf of Mexico. Turn right and you're in Gasparilla Sound. Because there are no public access points on the north end of the island, miles of beach are often yours alone. Even during the busiest weeks on-island, the North End stays calm, quiet, and friendly. Children play in the cul-de-sac. Neighbors chit-chat in the middle of the street. If you want to enjoy a dinner out, you can golf-cart into town. Kappy's Market is 2 minutes away, and Publix is just 8 minutes away for picking up essentials. The current owners prioritized renovations for storm-proofing and sustainability with a new roof, impact glass, and concrete fiber siding installed in 2019. The house hosts solar panels with outlets in case of power outages. The garage is updated for electric car charging. Rainwater fills two large tanks that are integrated into the irrigation system. And almost all of the landscaping offers edible tropical fruit, including multiple varieties of mangoes, avocados, mulberries, longan berry, sapodilla, sapote, jackfruit, bananas, various citrus, and herbs such as lemongrass, bay leaf, and rosemary. Also new is the gear locker, situated for quick beach and boat access. With all the fun to be had at Gasparilla Pass, the house boasts extra space for scuba tanks, fishing gear, paddles, life jackets, beach umbrellas, and coolers. Most recently, the house has been occupied as a profitable vacation rental. The house is being sold furnished, so you can keep the cash flowing seamlessly after closing. Or make a few refining renovations to transform the space into a luxurious retreat for just you and your favorite people