

RESIDENTIAL

1331 Par View DR

1331 Par View Drive, Sanibel, Florida, 33957, United States

Property Details

Type	**Residential**
MLS #	**2026003107**
View	**Golf Course, River**
Waterfront	**River**
Lot size	**0.28 acres**
Neighborhood	**SI01 - Sanibel Island**
Subdivision	**BEACHVIEW COUNTRY CLUB ESTATES**

Description

EXCEPTIONAL SANIBEL RIVERFRONT HOMESITE WITH SWEEPING RIVER, GOLF COURSE AND PRESERVE VIEWS! Discover an outstanding opportunity to build your dream island retreat in the desirable Beachview Country Club Estates community. Situated on a quiet, dead-end street, this beautiful 0.28-acre residential lot offers approximately 112 feet of frontage along a wide, picturesque stretch of the Sanibel River, creating a spectacular setting with expansive water views, lush natural surroundings, and abundant wildlife. One of the property's most appealing features is its desirable high ground elevation, an important consideration when planning and designing a new home on Sanibel Island. The elevated homesite provides an attractive starting point for new construction, potentially reducing the amount of additional fill or site preparation required, subject to engineering and permitting requirements. The property has been cleared and features recently installed riprap along the shoreline, further enhancing its appeal as a future building site. Classified as Altered Land (G), the parcel allows for up to 40% total coverage and 35% impervious coverage, subject to applicable building regulations. Enjoy the added benefit of deeded private beach access, with a charming footbridge leading to the community's private beach pathway and parking area off Middle Gulf Drive. Spend your days enjoying Sanibel's beautiful white-sand beaches, world-renowned shelling, and spectacular sunsets. Golf and tennis enthusiasts will appreciate the nearby Sanibel Island Golf Club, featuring a scenic 18-hole golf course, tennis facilities, and a welcoming clubhouse restaurant and bar. The beautiful tropical surroundings, water features, and abundant wildlife provide an exceptional setting for enjoying the island lifestyle. Ideally located in a desirable mid-island neighborhood, the property is also convenient to Sanibel's popular restaurants, charming boutiques, specialty shops, and

miles of scenic biking and walking paths. Enjoy easy access to kayaking, fishing, boating, and the many outdoor activities that make Sanibel Island so special. With no mandatory HOA fees or community architectural restrictions, this exceptional homesite offers the flexibility to create a custom residence that complements its remarkable natural setting, subject to City of Sanibel building requirements. Whether envisioning a sophisticated coastal retreat or a year-round island residence, this property offers the perfect combination of waterfront tranquility, beautiful views, private beach access, and the relaxed elegance of Sanibel Island living. An exceptional opportunity to build on a beautifully elevated riverfront homesite in one of Sanibel's most desirable island neighborhoods!
