
$450,000
RESIDENTIAL
26275 Lot 36 Hickory BLVD
26275 Lot 36 Hickory Boulevard, Bonita Springs, Florida, 34134, United States
SWFLAMLS

Property Details

Type	**Residential**
MLS #	**225084756**
View	**Bay, Canal, Landscaped**
Waterfront	**Bay, Canal**
Lot size	**0.05 acres**
Neighborhood	**BN01 - Bonita Beach**
Subdivision	**BONITA BEACH**

Description

BUILD YOUR PARADISE RETREAT...BEACH ACCESS STEPS AWAY...GULF ACCESS VIA HOGUE CHANNEL WITH DOCK INCLUDED...HOUSE PLANS AVAILABLE TO USE OR CHANGE TO FIT YOUR NEEDS...SURROUNDED BY MULTI-MILLION $$$ PROPERTIES FOR A FRACTION OF THE PRICE! ~INTERESTED??? DO YOU HAVE QUESTIONS???...ARRANGEMENTS CAN BE MADE FOR YOU TO WALK THROUGH SOME OF THE THER PROPERTIES UNDER CONSTRUCTION, TALK TO THE BUILDERS, ETC. ~Seller has paid assessment which includes installing Underground Utilities and new curbing to enhance the views and appeal of the community. A new elevated road may also be in the works. Another plus for the new owners!!! ~Nestled in the quaint community of BONITA BEACH VILLAGE (which will be lushly landscaped once all the building is done), is this wonderful lot. This community will have approximately 30 elevated homes once all completed and lots are rare, as most the owners of the lots are building their own homes. New docks and seawall have been completed. ~This property is only steps from your own dock, with water views to the East, the beach to the West, and a lushly landscaped back view with no homes behind you! If you decide to build a home with a rooftop deck, you will also have spectacular beach and bay views! (even without a rooftop deck you will have bay views!) ~Seller has paid $25k for a set of plans, which was approved by the city, the approval has lapsed so it would not be costly or time consuming to re-instate the approval. Buyer could use or have amended if desired. Approved plans would help bypass many steps and save time in moving ahead to building. ~Steps to the beach to sink your toes in the sand and marvel at the ever changing Florida sunsets, visit the dolphins and manatees at the docks, take your boat out to explore the back bay and Gulf waters, walk to Docs Beach House, Coconut Jacks Restaurant, and a short drive to fine dining and

shopping at The Promenade, Coconut Point, and Mercato Mall. Only 30 minutes to the airport. ~The price and value cannot be beat at this premium location! ~Low HOA fees of $2000 annually make this the perfect place to build your home or "Home away from Home".
