
$549,000
74
SINGLE FAMILY RESIDENCE
74 Aqua LN
74 Aqua Lane, North Fort Myers, Florida, 33903, United States
SWFLAMLS

Property Details

Type	**Single Family Residence**
MLS #	**226000146**
Bedrooms	**3**
Building size	**3162 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**1**
Exterior	**Block**
Interior	**Concrete**

Description

A 0.4 Acre Oversized Private Deep-Water Sanctuary Experience waterfront freedom at 74 Aqua Lane a premier maritime large oversized lot in Overiver Shores. This residence has a rare, bridge-free shot to the Caloosahatchee River and Gulf of Mexico, blending recent infrastructure upgrades with unmatched natural seclusion. Centuries-old Majestic Live Oaks draped in Spanish moss create a cathedral-like canopy over your private yard. Meticulously curated Clusia "living walls" ensure total privacy for the sprawling lawn and spacious brick fire-pit patio, far from the outside world. Boater’s Paradise & Fortified Infrastructure • Direct Gulf Access: Nearly 100 feet of natural canal frontage with a private dock and fish-cleaning station. • 2024 Infrastructure Updates: Entirely move-in ready with a new roof and upgraded electrical services. • Storm-Ready: Peace of mind with full hurricane impact-rated windows and doors. • Modern Interior: Features custom Permaflex concrete overlay flooring and high-end finishes throughout. • Garage & Power: Equipped with 50-amp service in the garage, for heavy-duty tools or high-speed EV charging. • No HOA Fees: Total freedom to park your RV or build a custom pool under prime southern exposure. Exclusive Buyer Opportunity The purchaser of 74 Aqua Lane will be granted a contractual First Right of Refusal on the adjacent 0.4-acre deep-water lot (78 Aqua Lane). This provides the unique opportunity to control your view corridors or expand into a 0.8-acre riverfront compound before the lot is ever sold to the general public Located minutes from

Downtown Fort Myers’ dining and shopping, this property is ready for a fast closing. SC Some photos have been virtually rendered.
