
$169,000
RESIDENTIAL
48 Doubloon WAY
48 Doubloon Way, Fort Myers Beach, Florida, 33931, United States
FGCMLS

Property Details

Type	**Residential**
MLS #	**2026000118**
View	**Canal, Water**
Waterfront	**Bay, Canal**
Lot size	**0.06 acres**
Neighborhood	**FB06 - San Carlos Island**
Subdivision	**PORT CARLOS COVE CO-OP INC**

Description

Welcome to Port Carlos Cove. Enjoy gorgeous waterfront views across the wide canal from your future home in Fort Myers Beach, FL. Enjoy morning sunrises and shady afternoons from your deck overlooking the waterfront. Dock your boat behind your home and be in the Gulf in 15 minutes. The canal widens to the open bay from this property making it an easy turn around when docking your boat. It's a 10-minute walk to white sandy beaches and all the restaurants and shops at Times Square. Fish from your dock or sit back and enjoy the dolphin. This beautiful waterfront lot is ready for your new construction. Public water/sewer and electric are at the property. Listing agent has complete details about the process and estimated costs of construction. We have included a photo of suggested future construction on the property. The first floor elevation is now required at approximately 11 feet above grade. That means extraordinary views and no flood insurance required. Lot dimensions will allow a home of approximately 1,500 square feet and dockage of your boat, up to 26 feet. Zoning allows stick built, modular or manufactured home construction. Community amenities include a pool, pickleball and club facilities, complete with a 16 acre storage yard, ready for boat or trailer storage. Just down the street is the Key West Express. Be in Key West by boat in 3 and 1/2 hours! Restaurants and shopping are all nearby. This is a 55+ community. Fees are $200 per month and that includes water, sewer, trash pickup, and seawall maintenance and replacement. Here is your chance to build your beach home at a price that beats anything available in the surrounding area.