

SINGLE FAMILY RESIDENCE

12304 Boat Shell DR

12304 Boat Shell Drive, Matlacha Isles, Florida, 33991, United States

Property Details

Type	**Single Family Residence**
MLS #	**2025020052**
Bedrooms	**3**
Building size	**3053 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2.5**
Floor	**2**
Exterior	**Block**
Interior	**Laminate**

Description

HOME NEVER FLOODED! LOW FLOOD INSURANCE POLICY OF JUST $1312 A YEAR IS TRANSFERABLE! TURNKEY Gulf-access waterfront living awaits in this beautifully furnished 3-bedroom, 3-bath pool home, where all furniture and furnishings remain, allowing you to begin enjoying the Southwest Florida lifestyle from day one. Built in 2015, this elevated CONCRETE BLOCK home offers direct boating access with no bridges, a deep-water canal, a reinforced dock, covered boat lift with newer canopy, and a rebuilt seawall. The light-filled upper level features an open living and dining area, spacious kitchen, comfortable bedrooms, and outdoor balconies overlooking the canal, while the lower level provides additional flexible space for entertaining, guests, recreation, or storage. Step outside to the heated pool and waterfront entertaining area, launch the boat for a day of fishing or island hopping, or relax by the water and enjoy the peaceful canal setting. Additional highlights include hurricane-conscious construction,METAL ROOF, valuable waterfront improvements, ample storage, and no HOA. Located just minutes from Matlacha, Pine Island, waterfront dining, shopping, and some of Southwest Florida’s most popular boating destinations, this turnkey property offers an exceptional opportunity for a full-time residence, seasonal retreat, or furnished waterfront getaway.