
$159,900
RESIDENTIAL
17680 Bryan CT
17680 Bryan Court, Fort Myers Beach, Florida, 33931, United States
FGCMLS

Property Details

Type	**Residential**
MLS #	**2025014944**
Interior	**High Speed Internet**
View	**Canal, Landscaped, Water**
Waterfront	**Canal**
Lot size	**0.1 acres**
Neighborhood	**FM12 - Fort Myers Area**
Subdivision	**BAYSIDE ESTATES**

Description

SELLER FINANCING AVAILABLE! Build Your Coastal Retreat! Prime Gulf access lot available in the highly desirable Bayside Estates, a 55+ manufactured home boating community just minutes from Fort Myers Beach. This cleared lot is ready for your new home, with in-fill dirt added, fully graded, and a rear retaining wall installed—a $9,600 improvement already complete. Enjoy the coastal lifestyle with direct canal access to the Gulf, perfect for boating enthusiasts. The property also features a beautiful pavered driveway and tropical landscaping, offering great curb appeal from the start. Composite dock with new stainless steel deck screws. Bayside Estates is a very active community with low HOA fees, year-round events, and a location that’s walking or biking distance to beaches, dining, and shopping. Buyers in Bayside pay a $2,800 resale capital contribution fee at closing. Don’t miss your opportunity to build your dream coastal retreat! Property Features: Gulf access canal Lot prepared with fill, grading, and retaining wall ($9,600 value) Pavered driveway & mature landscaping Ready for new manufactured Short bike or walk to Fort Myers Beach Active 55+ boating community Low HOA with full amenities