
$1,095,000
CONDOMINIUM
527 E Gulf DR 204
527 E Gulf Drive, Sanibel, Florida, 33957, United States
FGCMLS

Property Details

Type	**Condominium**
MLS #	**2025014414**
Bedrooms	**2**
Building size	**1102 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**2**
Exterior	**Other**
Interior	**Other**

Description

This is an exceptionally rare pre-construction opportunity to secure a Gulf-front residence on Sanibel Island, an offering that has not been seen in decades. New beachfront development on the island is virtually unheard of, making this a moment of true significance for those who understand the long-term value of scarcity, timing, and vision. For the discerning buyer, this is not simply a purchase, but an opportunity to become part of a limited and highly anticipated new coastal enclave before completion, with the ability to shape the final expression of the unit. The current owners are conveying their share in the association and will satisfy the $440,000 assessment at closing, delivering the residence to the next owner in “white box” condition upon completion of construction. This approach provides a level of flexibility rarely available in new development, allowing the future owner to curate every interior detail, from layout refinement and architectural elements to bespoke finishes and materials, resulting in a truly personalized beachfront retreat. Set along a pristine stretch of Sanibel’s world-renowned shoreline, the two-bedroom, two-bath residence is thoughtfully designed to capture sweeping, panoramic views of the Gulf. Elevated ceiling heights enhance volume and light, while a dramatic wall of impact-rated glass along the Gulf side frames endless horizons and ever-changing coastal light. Built to the latest construction standards, the residence combines modern resilience with the refined simplicity of contemporary coastal design, offering both beauty and peace

of mind in a setting defined by nature. For those seeking even greater scale and customization, an additional and unprecedented opportunity exists to acquire the neighboring residence, Unit 203. Together, the mirror-image units present the potential to create a custom top-floor penthouse encompassing nearly 2,000 square feet, with four bedrooms and four baths. Bedrooms positioned along the perimeter would allow for a grand, light-filled central living and entertaining space, flanked by private, sun-drenched retreats, an exceptionally rare configuration on Sanibel. Located on the island’s highly desirable east end, the setting offers both privacy and connection. Scenic bike paths wind through lush natural landscapes, leading to the historic lighthouse, charming boutiques, beloved local dining, and the understated character that has defined Sanibel for generations. This is more than new construction. It is the rare convergence of timing, location, and possibility; an opportunity to secure a Gulf-front residence in its earliest phase, to design a home that reflects your vision, and to establish a lasting coastal legacy in one of Florida’s most treasured island communities.
