

RESIDENTIAL

16660 Arbor Ridge DR

16660 Arbor Ridge Drive, Fort Myers, Florida, 33908, United States

Property Details

Type	**Residential**
MLS #	**224080623**
View	**Trees Woods**
Lot size	**0.49 acres**
Neighborhood	**FM15 - Fort Myers Area**
Subdivision	**COTTAGE POINT UNREC**

Description

This rare, half-acre vacant parcel in the desirable Cottage Point/Iona area presents a remarkable opportunity to build your new dream home without the constraints or fees of a Homeowners Association (HOA). The property is already cleared and fully prepared for immediate new construction, benefiting from existing infrastructure including a deep well and a temporary power hookup. Situated in a very private area on a quiet, paved road, this AG-2 zoned parcel offers seclusion while providing exceptional connectivity to the best of Southwest Florida. The outstanding location is minutes from major attractions and conveniences. You are just two miles from the Sanibel Causeway, 1.5 miles from Bunche Beach, and five miles from Fort Myers Beach. Boating and fishing enthusiasts will appreciate the proximity to the Punta Rassa boat ramp (two miles) and the Sanibel boat ramp (five miles). The area is highly convenient, with retail stores, grocery stores, and dining options within walking distance. Furthermore, the nearby development of the new Sanibel Mall promises exceptional future shopping and dining opportunities just a quarter-mile away. For travel and entertainment, RSW airport is a 25-minute drive, and both the Red Sox and Twins spring training stadiums are within a short commute. If you are looking for a prime location with ample land space minutes from the beaches, this is an unparalleled building opportunity.