
$2,250,000
RESIDENTIAL
1303 Blue Hill Creek DR
1303 Blue Hill Creek Drive, Marco Island, Florida, 34145, United States
SWFLAMLS

Property Details

Type	**Residential**
MLS #	**226039211**
View	**Bay, Gulf**
Waterfront	**Bay**
Lot size	**0.82 acres**
Neighborhood	**MI01 - Marco Island**
Subdivision	**KEY MARCO**

Description

246 Ft of Waterfront & 180°+ Caxambas Pass Sunset Views in Key Marco In Key Marco, the lot sets the value of the home, and this is one of the community's signature homesites. The roughly 0.8-acre parcel has about 246 feet of water frontage. It faces primarily west, with southwest and northwest exposures, across an unobstructed 180°+ panorama of the Gulf, Caxambas Pass, the Marco Island skyline and city lights, and some of the finest sunset views in the community. Views like these can't be built or bought on a lesser lot, and they give a finished home its lasting premium. The lot's generous size and depth make room for an expansive estate, rich in detail and design. Its ideal water-facing orientation can hold a larger floor plan with expansive outdoor living, a resort-style pool, and every main room oriented to the view. The result is an unrivaled, one-of-a-kind home with lasting value. Key Marco is a private, gated community of only 134 home sites on 546 acres, 375 of which are preserved as natural habitat. Short-term rentals are not allowed. Each homesite is assigned a slip at the private marina, sized to the owner's vessel, with direct, no-bridge access to the Gulf and the Ten Thousand Islands. Residents also enjoy a new fitness center and community center, along with private pickleball and tennis courts. Marco Island's beaches are 7 minutes away, and Naples is about 20 miles. Lots with this combination of size, frontage and view rarely come to market. Ask about available home plans and begin creating your own one-of-a-kind piece of paradise.