
$1,095,000
CONDOMINIUM
527 E Gulf DR 203
527 E Gulf Drive, Sanibel, Florida, 33957, United States
FGCMLS

Property Details

Type	**Condominium**
MLS #	**2026044079**
Bedrooms	**2**
Building size	**1102 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**2**
Exterior	**Other**
Interior	**Other**

Description

This is a rare pre-construction opportunity to purchase in one of Sanibel Island’s first new Gulf-front condominium developments in decades. The existing building will be demolished, and a new structure will be built to current codes and construction standards. On a prime stretch of Sanibel’s Gulf shoreline, this two-bedroom, two-bath residence will offer panoramic Gulf views, elevated ceiling heights, and a full wall of impact-rated glass along the waterfront. Built to modern structural standards, the new development will be one of the few condos built to current hurricane ratings, designed for durability, safety and low-maintenance coastal living. The owners are conveying their share in the association and will pay the $440,000 assessment at closing. Upon completion of the building construction, the residence will be delivered in white box condition, allowing the new owner to fully customize the interior layout, finishes and final design. An additional opportunity exists to purchase the neighboring unit, 204. Together, the two mirror-image top-floor residences could be combined into an approximately 2,000-square-foot, custom penthouse with four bedrooms and four baths, an uncommon configuration on Sanibel. On Sanibel’s desirable east end, the property offers convenient access to bike paths, the historic lighthouse, local shops, dining and the island’s renowned beaches. This is a unique chance to secure new Gulf-front construction and tailor a beachfront residence to your exact specifications. Once the construction is complete, there will be nothing

comparable on the island.