
$789,900
SINGLE FAMILY RESIDENCE
9226 Kincaid CT
9226 Kincaid Court, Sanibel, Florida, 33957, United States
FGCMLS

Property Details

Type	**Single Family Residence**
MLS #	**2026043794**
Bedrooms	**3**
Building size	**1520 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**1**
Exterior	**Vinyl Siding**
Interior	**Carpet**

Description

Seller is offering a 1% credit at closing to the buyer which could be used as a mortgage rate buy-down, closing costs, or pre-paid property insurance. Elevated Coastal Sanctuary -Built to the highest Hurricane Standards. Experience the perfect blend of modern resilience and classic OLD FLORIDA charm in this low maintenance elevated home. Built in 2023 to the absolute latest building codes, This property offers ultimate peace of mind. It successfully withstood Hurricanes Ian, Helene and Milton. KEY PROPERTY HIGHLIGHTS Resilient construction: Fully elevated 2023 build featuring high impact windows and doors along with a durable metal roof. Ultra-LOW Insurance. Combined annual insurance {including full hurricane coverage} is only $3946. Elevation and wind mitigation documents are in attachments. Premium Interiors. Custom white cabinetry, stainless steel appliances and granite countertops throughout the home. Beautiful tile flooring in main living areas and bathrooms with high-quality carpet in bedrooms. Easy living. Designed from ground up for low maintenance, with native and decorative landscaping that requires minimal upkeep. Outside shower. Convenient rinse off after day at the beach. Central Location. Nestled in the Old Florida neighborhood of Belle Meade, you are steps away from the island's biking and walking path. Walk or bike to world class area beaches, Sanibel Recreation Center {with Community pool}. J.N. "Ding" Darling National Wildlife Refuge. The Bailey-Matthews National Shell Museum. Crow {Clinic for the rehabilitation of wildlife}. Local school.

Owner is a licensed Florida Real Estate Broker.