
$359,900
SINGLE FAMILY RESIDENCE
303 Georgia AVE
303 Georgia Avenue, Fort Myers, Florida, 33905, United States
FGCMLS

Property Details

Type	**Single Family Residence**
MLS #	**2026043534**
Bedrooms	**3**
Building size	**2490 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**1**
Exterior	**Block**
Interior	**Tile**

Description

DIRECT GULF ACCESS HOME WITH PRIVATE BOAT RAMP, JUST MINUTES FROM THE RIVER. BRAND NEW METAL ROOF! WALK THE PROPERTY USING THE 3D LINK! Attention kayakers, anglers, and lovers of all things Florida — this is your home! Located on a canal with direct access to the Caloosahatchee River and on to the Gulf, this property delivers the boating lifestyle you've been looking for. The owner has just invested $30K in upgrades: a new metal roof, fresh exterior paint, new exterior lighting, new lanai flooring, new landscaping, and various interior repairs. A freshly-stained, double-sided wooden dock (built over the existing concrete dock) runs along both sides of the private boat ramp, with one side roomy enough for a sitting or dining area. The 10,000 lb boat lift accommodates a pontoon or v-bottom boat, and you can even catch blue crab right from the dock. Inside, you'll find tile flooring throughout, granite countertops, and stainless steel appliances. Mature landscaping includes coconut, banana, and mulberry trees, muscadine grapevines, and bottle brush trees. Store your boat at home with no marina or storage fees, and enjoy evening sunsets right from your backyard. Ideal as a primary residence, winter home, or seasonal rental — no community restrictions, and short-term rentals are welcome.