
$536,000
SINGLE FAMILY RESIDENCE
12055 Matlacha BLVD
12055 Matlacha Boulevard, Matlacha Isles, Florida, 33991, United States
FGCMLS

Property Details

Type	**Single Family Residence**
MLS #	**2026041963**
Bedrooms	**3**
Building size	**1506 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**1**
Exterior	**Block**
Interior	**Tile**

Description

Fisherman’s Dream Home on a Rare Triple Lot in Matlacha Isles! Discover ultimate waterfront living with over 220 feet of seawall and direct, bridge-free access to open waters! This unique property sits on one of the largest lots in Matlacha Isles and features two boat lifts (one with a solid shingle roof). This is a Direct, Sail Boat Access, and only Minutes to open water!!! Inside, enjoy matching tile throughout and a versatile split-bedroom floor plan, including a potential in-law suite with its own private bath and entrance. The converted lanai provides a total of 4 bedrooms possibly. The updated kitchen (2023) features modern cabinets, countertops, and a spacious pantry with dedicated laundry space. Major structural updates offer complete peace of mind, including a 2023 roof, newer impact sliders, accordion and roll-down hurricane shutters, and a foam-filled seawall backed by a transferable warranty. Situated in unincorporated Lee County, you'll benefit from lower taxes and fewer restrictions while enjoying full public water and sewer connections. Schedule your private showing today!